

DOUGLAS COUNTY, NV
RPTT:\$2652.00 Rec:\$40.00
\$2,692.00 Pgs=2

2024-1003876

01/12/2024 10:32 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1419-12-610-022
R.P.T.T.: \$2,652.00
Escrow No.: 23038465-DR
When Recorded Return To:
Nicole L. Warren
810 San Jose Avenue
South Lake Tahoe, CA 96150

Mail Tax Statements to:
Nicole L. Warren
810 San Jose Avenue
South Lake Tahoe, CA 96150

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Richard Dunning, an unmarried man

do(es) hereby Grant, Bargain, Sell and Convey to

Nicole L. Warren, a married woman, as her sole and separate property

all that real property situated in the County of Douglas , State of Nevada, described as follows:

Lot 26, of Valley View Subdivision #2, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on April 6th, 1964, as File No. 24786.

Assessors Parcel No.: 1419-12-610-022

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

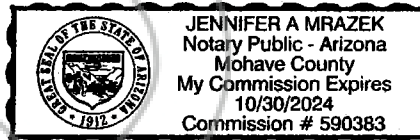
Dated this 10 day of January, 2024.

Richard Dunning
Richard Dunning

STATE OF ~~NEVADA~~ ⁹¹ Arizona
COUNTY OF ⁹¹ Mohave

This instrument was acknowledged before me on this 10th day of January, 2024, by
Richard Dunning.

Jennifer A. Mrazek
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-12-610-022
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other: _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$680,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$680,000.00
 d. Real Property Transfer Tax Due: \$2,652.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage Being Transferred: 100.00%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: *Richard Dunning* Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Richard Dunning</u>	Print Name: <u>Nicole L. Warren</u>
Address: <u>2660 Cisco Drive North</u>	Address: <u>810 San Jose Avenue</u>
City: <u>Lake Havasu City</u>	City: <u>South Lake Tahoe</u>
State: <u>AZ</u> Zip: <u>86403</u>	State: <u>California</u> Zip: <u>96150</u>

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 23038465-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED