

DOUGLAS COUNTY, NV  
RPTT:\$1677.00 Rec:\$40.00  
\$1,717.00 Pgs=2  
01/12/2024 01:01 PM  
FIRST AMERICAN TITLE RENO  
SHAWNYNE GARREN, RECORDER

A.P. No. 1220-04-514-021  
Escrow No. 121-2670582-TM/CJ  
R.P.T.T. \$1,677.00

*WHEN RECORDED RETURN TO:*

Christina Payn and Jesse Payn  
1374 Apollo Avenue  
Gardnerville, NV 89410

**MAIL TAX STATEMENTS TO:**

Christina Payn and Jesse Payn  
1374 Apollo Avenue  
Gardnerville, NV 89410

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Kathy Jo Kidd and John Hammon Kidd, Jr., wife and husband

do(es) hereby *GRANT, BARGAIN and SELL* to

Christina Payn and Jesse Payn, wife and husband, as joint tenants with right of survivorship

the real property situate in the County of Douglas, State of Nevada, described as follows:

**LOT 63, CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 4, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 22, 1972, AS DOCUMENT NO. 58312.**

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 01/05/2024



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-04-514-021  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property  
 a)  Vacant Land      b)  Single Fam. Res.  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.          f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$430,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$430,000.00  
 d) Real Property Transfer Tax Due \$1,677.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 that 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: *[Signature]* Capacity: Escrow Holder  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Kathy Jo Kidd and John Hammon  
Kidd, Jr.  
 Address: 518 Cleveland Hill Road  
 City: Roseberg  
 State: OR Zip: 97471

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Christina Payn and Jesse  
Payn  
 Address: 1374 Apollo Avenue  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: First American Title Insurance Company File Number: 121-2670582 TM/ kc  
 Address: 5310 Kietzke Lane, Suite 100  
 City: Reno State: NV Zip: 89511-2043

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)