

DOUGLAS COUNTY, NV
RPTT:\$2320.50 Rec:\$40.00
\$2,360.50 Pgs=2

2024-1003892

01/12/2024 03:52 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1121-06-000-005
R.P.T.T.: \$2,320.50
Escrow No.: 23038090-CD
When Recorded Return To:
Bruce W Woods and Rebecca L Woods
150 Horseshoe Bend Road
Gardnerville, NV 89410

Mail Tax Statements to:
Bruce W Woods and Rebecca L Woods
150 Horseshoe Bend Road
Gardnerville, NV 89410

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

John Helmer, an unmarried man

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

Bruce W Woods and Rebecca L Woods, husband and wife, as joint tenants with right of survivorship

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

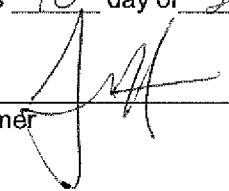
Being a portion of the East 1/2 of the Northwest 1/4 of Section 6, Township 11 North, Range 21 East, M.D.B. & M., more particularly described as follows:

Parcel D, of Parcel Map for Frank Griffin, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on December 21st, 1982, as Book 1282 Page 1166, Document No. 74140.

Assessors Parcel No.: 1121-06-000-005

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

Dated this 10 day of January, 2024.




John Helmer

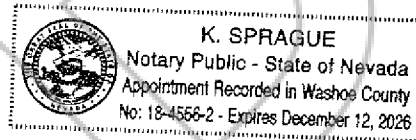
STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 10 day of January, 2024, by John Helmer.



Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1121-06-000-005
 b) _____
 c) _____
 d) _____

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

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

3. a. Total Value/Sale Price of Property: \$595,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$595,000.00
 d. Real Property Transfer Tax Due: \$2,320.50

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: [Signature] Capacity: Grantor
 Signature: [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>John Helmer</u>	Print Name: <u>Bruce W Woods and Rebecca L Woods</u>
Address: <u>C/O 9190 Double Diamond Parkway</u>	Address: <u>150 Horseshoe Bend Road</u>
City: <u>Reno</u>	City: <u>Gardnerville</u>
State: <u>NV</u> Zip: <u>89521</u>	State: <u>Nevada</u> Zip: <u>89410</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23038090-CD - 004-12
 Address: 3700 Lakeside Dr, Ste 110
 City: Reno State: NV Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED