

DOUGLAS COUNTY, NV **2024-1004294**
RPTT:\$2125.50 Rec:\$40.00
\$2,165.50 Pgs=2 **01/26/2024 10:01 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1220-22-211-023
R.P.T.T.: \$2,125.50
Escrow No.: 24039035-SA
When Recorded Return To:
Ramiro Soukup
1413 Purple Sage Drive
Gardnerville, NV 89460

Mail Tax Statements to:
Ramiro Soukup
1413 Purple Sage Drive
Gardnerville, NV 89460

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Matthew S. Bateman and Christy M. Bateman, husband and wife as joint tenants, with right of survivorship

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

Ramiro Soukup, a single man and Alyse Fletcher, a single woman, 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:

Lot 23, in Block A, of Barrington Ranchos, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on March 1st, 1991, in Book 391, Page 187, as Document No. 245840, being a subdivision of Lot 706 as shown on the map of Gardnerville Ranchos Unit No. 6, filed for record in the Office of the County Recorder of Douglas County, Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

Assessors Parcel No.: 1220-22-211-023

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

Dated this 23 day of January, 2024.

Matthew S. Bateman
Matthew S. Bateman

Christy M. Bateman
Christy M. Bateman

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 23 day of January, 2024 by
Matthew S. Bateman and Christy M. Bateman.

Cynthia Haggard
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-22-211-023
 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: | <u>\$545,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$545,000.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$2,125.50</u> |

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: DA Capacity: _____ Grantor Escrow

Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Matthew S. Bateman and Christy M. Bateman

Address: 437 Bald Cypress Lane

City: Sneads Ferry

State: NC Zip: 28460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ramiro Soukup and Alyse Fletcher

Address: 1413 Purple Sage Drive

City: Gardnerville

State: Nevada Zip: 89460

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24039035-SA

Address: 1352 Hwy 395, Ste 114

City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED