DOUGLAS COUNTY, NV RPTT:\$1.95 Rec:\$40.00

2024-1004469

Total:\$41.95

02/02/2024 12:37 PM

STEVEN & CHRISTINE HUNTSINGER

Pgs=3

APN: 1319-19-772-005

RECORDING REQUESTED BY:

Steven Wayne Huntsinger & Christine Alice Huntsinger

AFTER RECORDATION, RETURN BY MAIL TO:

Steven Wayne Huntsinger & Christine Alice Huntsinger, Trustees P.O. Box 1471

P.O. Box 1471 Minden, NV 89423

SHAWNYNE GARREN, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: On this day of January, 2024, Summit Village owners Association, does hereby Grant, Bargain, Sell and Convey to Steven Wayne Huntsinger and Christine Alice Huntsinger, Trustees of The Steven Wayne Huntsinger and Christine Alice Huntsinger Family Trust dated October 9, 2001, and to the heirs and assigns of such Grantees forever, its interest in all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

SUMMIT VILLAGE OWNERS ASSOCIATION

Lauren Romain

STATE OF NEVADA

) ss.

COUNTY OF DOUGLAS

This instrument was acknowledged before me on the <u>22</u> day of <u>January</u>, 20<u>24</u>, by <u>Lauren</u>

Notary Public J. Martell

J. MARTELL NOTARY PUBLIC STATE OF NEVADA Appt. No. 11-4056-5 My Appt. Expires January 31, 2027

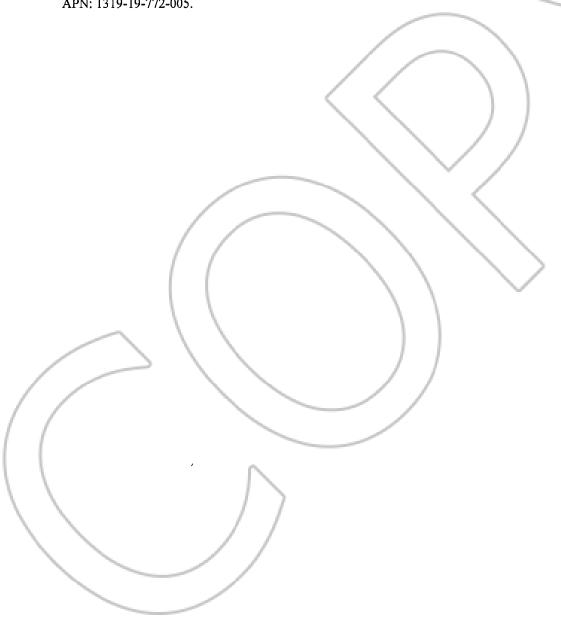
EXHIBIT "A"

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lot 5, as shown on the Final Subdivision Map DP18-0053 of THE CHALET AT SUMMIT VILLAGE, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada on August 9, 2022, as Document No. 2022-988624, Official Records.

Per NRS 111.312, this legal description was prepared by Justin M. Clouser, Esq., whose mailing address is 1687 US Hwy 395 N, Suite 4, Minden, NV 89423.

APN: 1319-19-772-005.



STATE OF NEVADA DECLARATION OF VALUE

1.	Assessors Parcel Number(s) a) 1319-19-722-005 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	FOR RECORDERS OPTIONAL USE ONLY DOCUMENT/INSTRUMENT #: BOOK PAGE DATE OF RECORDING: NOTES: // - Reflect true ownership from Map 988264; Prior docs 814842 2531058
3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due: \$ 101		
4.	If Exemption Claimed: a. Transfer Tax Exemption per NRS 375. b. Explain Reason for Exemption:	090, Section #
Pursu	NRS 375.110, that the information provided is be supported by documentation if called upon Furthermore, the parties agree that disallowand additional tax due, may result in a penalty of 1 ant to NRS 375.030, the Buyer and Seller sha	ander penalty of perjury, pursuant to NRS 375.060 and correct to the best of their information and belief, and can to substantiate the information provided herein. See of any claimed exemption, or other determination of 0% of the tax due plus interest at 1% per month.
	ure Steven Huntsinger ure Steven Huntsinger	Capacity <u>Grantee</u> Capacity
Print N	SELLER (GRANTOR) INFORMATION (REQUIRED) Name: Steven Huntsinger P SS: 1780 Ranger Ln. A Minden C	BUYER (GRANTEE) INFORMATION (REQUIRED) rint Name: Steven Huntsinger Trustee ddress: 1780 Ranger Ln, ity: Minden tate: NV Zip: 89423
(re	ANY/PERSON REQUESTING RECORDING equired if not the seller or buyer) Jame:	Escrow #
Addres		
City:	State:	Zip:
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)		