

DOUGLAS COUNTY, NV **2024-1004538**
RPTT:\$2554.50 Rec:\$40.00
\$2,594.50 Pgs=2 **02/06/2024 02:22 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1320-32-613-013
R.P.T.T.	\$2,554.50
File No.:	2202339 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Carter C. Christensen and Stephanie A. Christensen	
850 Rubio Way	
Gardnerville NV 89460	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **John Federick Nelson, Personal Representative of the Estate of Sharon L. Schmidt, Deceased, pursuant to Court Order and Letters Testamentary in Case No. 2023-PB-00095, certified copies being recorded concurrently herewith** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Carter C. Christensen and Stephanie A. Christensen, husband and wife, as joint tenants with right of survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 3 and the Easterly 1/2 of Lot 2, adjacent to Lot 3, in Block D, of MENELEY TRACT, in Section 32, Township 13 North, Range 20 East, M.D.B.&M., as delineated on that certain Map entitled "AMENDED MAP OF MENELEY ADDITION TO THE TOWN OF GARDNERVILLE", which filed for record at the Douglas County Court House, on June 9, 1947, as Document No. 4930.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 01/29/2024

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-32-613-013
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 655,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 655,000.00
 d. Real Property Transfer Tax Due \$ 2,554.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%
 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 M Baulen Capacity Escrow Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: The Estate of Sharon L. Schmidt
 Address: 4735 Valley View Road
 City: Laramie
 State: WY Zip: 82070

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Carter C. Christensen and
Stephanie A. Christensen
 Address: 850 Rubio Way
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2202339 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED