

A.P.N. No.:	1221-10-000-003
R.P.T.T.	\$ 0.00
File No.:	2227464 KDJ
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Kristina L. Beaty and Matthew J. Beaty	
1148 Jacobsen Lane 1148 Jacobsen Lane	
Gardnerville Gardnerville, NV 89410	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Matt J. Beaty and Kristina L. Beaty, husband and wife as community property with right of survivorship**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Kristina L. Beaty and Matthew J. Beaty, wife and husband as joint tenants**, 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:

All that real property being a portion of Section 9 and Section 10, Township 12 North, Range 21 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

Beginning at the Northwest Property corner as shown on record on Record of Survey Map filed in the Office of the County Recorder of Douglas County, State of Nevada on November 19, 1985, Document No. 127028; Thence South 44 degrees 29'54" East 553.33 feet; thence South 48 degrees 28'55" East 318.19 feet; thence South 43 degrees 39'28" East 230.00 feet; thence South 39 degrees 41'26" East 619.22 feet; thence South 49 degrees 25'05" West 89.68 feet; thence North 75 degrees 25'59" West 72.28 feet; thence North 51 degrees 57'31" West 53.67 feet; thence South 84 degrees 03'44" West 167.10 feet; thence North 37 degrees 26'13" West 76.86 feet; thence North 35 degrees 00'32" West 162.64 feet; thence North 27 degrees 56'19" West 169.28 feet; thence North 44 degrees 52'50" West 208.49 feet; thence North 49 degrees 17'10" West 133.12 feet; thence South 86 degrees 25'19" West 74.54 feet; thence North 42 degrees 07'41" West 166.40 feet; thence North 22 degrees 31'35" West 293.40 feet; thence North 7 degrees 13'45" West 150.89 feet; thence North 29 degrees 07'28" West 147.61 feet; thence North 41 degrees 11'06" East 34.68 feet to the Point of Beginning this description.

Said land more fully shown on that certain Amended Record of Survey for GEORGE SNAVELY filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 19, 1985, in Book 1185, Page 1749, Document No. 127028, Official Records

NOTE: The above metes and bounds description appeared previously in that certain Individual Grant Deed recorded in the office of the County Recorder of Douglas County, Nevada on 1/21/2021, as Document No. 960390 of Official Records.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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: 2/7/24

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



[Signature]

Matt J. Beaty

[Signature]

Kristina L. Beaty

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 7th day of February, 2024
By: Matt J. Beaty and Kristina L. Beaty.

Signature: [Signature]
Notary Public

My Commission Expires: 5/31/26



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1221-10-000-003
 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 \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Correcting true status of ownership without consideration

5. Partial Interest: Percentage being transferred: 100%
 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 *Arvinae* Capacity _____ Agent _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Matt J. Beaty and Kristina L. Beaty
 Address: 1148 Jacobsen Lane
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Kristina L. Beaty and Matt J. Beaty
 Address: 1148 Jacobsen Lane
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2227464 KDJ
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED