

DOUGLAS COUNTY, NV **2024-1004813**  
RPTT:\$4777.50 Rec:\$40.00  
\$4,817.50 Pgs=2 **02/16/2024 10:28 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER

APN: 1420-35-311-005  
**R.P.T.T.:** \$4,777.50  
Escrow No.: 24039102-SA  
When Recorded Return To:  
Christopher John Crone and Pamela Kay  
Crone  
2676 Nye Drive  
Minden, NV 89423

Mail Tax Statements to:  
Christopher John Crone and Pamela Kay  
Crone  
2676 Nye Drive  
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

### **GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Gary Ross Hesselgesser, an unmarried man**

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

**Christopher John Crone and Pamela Kay Crone, husband and wife, as community property with right of survivorship**

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

Lot 104, of Final Map for Skyline Ranch, Phase 3, FSM #94-04-03, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on July 5th, 2005, as Document No. 648689, and amended by Certificate of Amendment recorded February 23, 2007 as Document No. 695566, Official Records.

Assessors Parcel No.: 1420-35-311-005

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

Dated this 22 day of January, 2024.


*[Handwritten Signature]*  
Gary Ross Hesselgesser

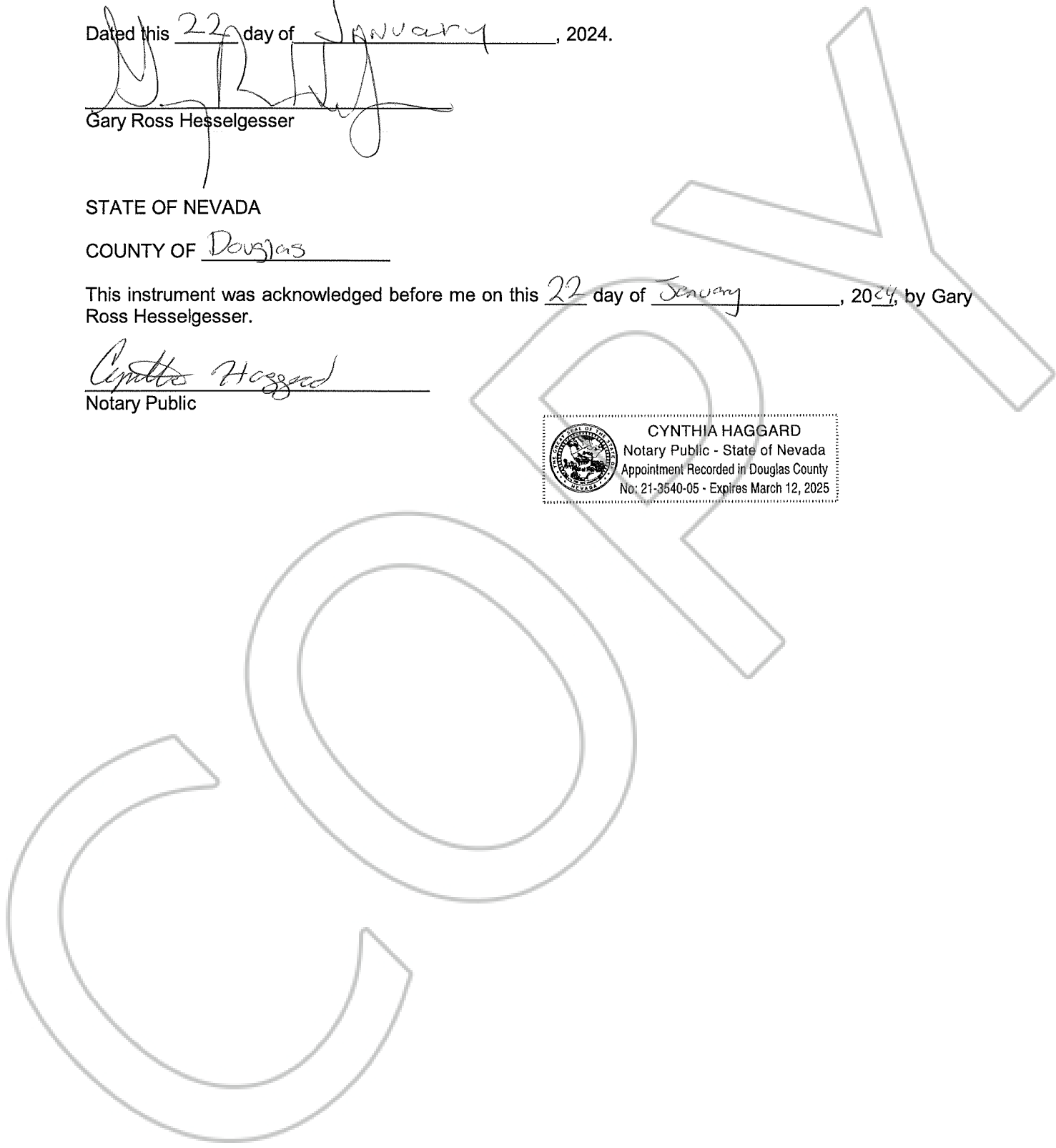
STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 22 day of January, 2024, by Gary Ross Hesselgesser.

*[Handwritten Signature]*  
Notary Public

 CYNTHIA HAGGARD  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 21-3540-05 - Expires March 12, 2025



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-35-311-005  
 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'/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: \$1,225,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$1,225,000.00  
 d. Real Property Transfer Tax Due: \$4,777.50

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: *GA* Capacity: Grantor *Escrow*  
 Signature: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: Gary Ross Hesselgesser  
 Address: 208 Kramer Street  
 City: Georgetown  
 State: TX Zip: 78626

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: Christopher John Crone and Pamela Kay Crone  
 Address: 2676 Nye Drive  
 City: Minden  
 State: Nevada Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24039102-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED