

DOUGLAS COUNTY, NV **2024-1004907**
RPTT:\$1589.25 Rec:\$40.00
\$1,629.25 Pgs=3 **02/21/2024 09:50 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1320-11-001-012
R.P.T.T.	\$1,589.25
File No.:	2237163 DC
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Andrew Wagner, Hillary Harris and Sean Francis Harris	
2394 Sunrise Pass Rd.	
Minden, NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged,

Andrew Wagner, a single man and Hillary Harris, an unmarried woman, as joint tenants with rights of survivorship

does hereby Grant, Bargain, Sell and Convey to

Andrew Wagner, a single man, Hillary Harris and Sean Francis Harris, an unmarried man all as joint tenants

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

All that certain lot, piece or parcel of land situate in the Northeast 1/4 of the Northwest 1/4 of Section 11, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada further described as follows:

Parcel A as set forth on Parcel Map for Ludwig Degenhart, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 28, 1980 in Book 480 at Page 1663 as Document No. 44052, Official Records.

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: 2/5/2024

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

Andrew Wagner
Andrew Wagner

Signed in Counterpart
Hillary Harris

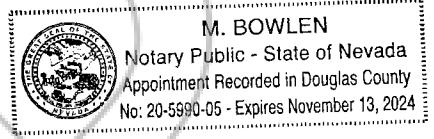
State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 11th day of FEBRUARY, 2024

By: Andrew Wagner

Signature: M. Bowlen
Notary Public

My Commission Expires: 11/13/24



Signed in Counterpart
Andrew Wagner

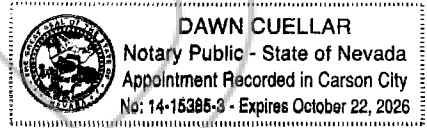
Hillary Harris
Hillary Harris

State of Nevada)
County of ~~Douglas~~ DC Carson) ss
City

This instrument was acknowledged before me on the 6th day of February, 2024
By: Hillary Harris dc

Signature: [Signature]
Notary Public

My Commission Expires: 10/22/26



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-11-001-012
 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 \$ 407,405
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 407,405
 d. Real Property Transfer Tax Due \$ 1,589.25
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 %
 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 _____ Capacity _____ Grantor Agent
 Signature _____ Capacity _____ Grantee _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Hillary Harris/Andrew Wagner
 Address: 2394 Sunrise Pass Rd.
 City: Minden
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Hillary Harris and Sean Francis
Harris and Andrew Wagner
 Address: 2394 Sunrise Pass Rd.
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2237163 DC
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701