

DOUGLAS COUNTY, NV **2024-1005250**
RPTT:\$1930.50 Rec:\$40.00
\$1,970.50 Pgs=2 **03/04/2024 11:47 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

| | |
|--------------------------------|----------------------|
| A.P.N. No.: | 1420-07-613-013 |
| R.P.T.T. | \$1,930.50 |
| File No.: | 2189745 KDJ |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: | <i>Same as below</i> |
| When Recorded Mail To: | |
| Jaime Gignoux and Alex Gignoux | |
| PO Box 9724 | |
| Tahoe City, CA 96145 | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Morgan Maxwell Ovard and Jaqueline Michelle Ovard, husband and wife, as joint tenants with right of survivorship** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Jaime Gignoux and Alex Gignoux, wife and husband 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 1, Block A, as set forth on that Subdivision Map Entitled SUNRIDGE UNIT NO. 1-A, recorded April 15, 1988, in Book 488, Page 1638, as Document No. 176220, Official Records of Douglas County, Nevada.

***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: 3/4/24

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

Morgan Maxwell Ovard
Morgan Maxwell Ovard

Jaqueline Michelle Ovard
Jaqueline Michelle Ovard

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 4 day of March, 2024
By: Morgan Maxwell Ovard and Jaqueline Michelle Ovard

Signature: *Annette*
Notary Public

My Commission Expires: 11/30/2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-613-013
 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 \$ 495,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 495,000.00
 d. Real Property Transfer Tax Due \$ 1,930.50

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%
 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 *AN...* Capacity Agent

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Morgan Maxwell Ovard and Jaqueline Michelle Ovard
 Address: PO Box 1334
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Jaime Gignoux and Alex Gignoux
 Address: PO Box 9724
 City: Tahoe City
 State: CA Zip: 96145

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2189745 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