

APN: 1320-32-812-009
R.P.T.T.: \$0.00
Escrow No.: 24039874-ES
When Recorded Return To:
Terry Weckerle and Lawrence Weckerle
1975 Sheep Camp Road
Gardnerville, NV 89410

Mail Tax Statements to:
Terry Weckerle and Lawrence Weckerle
1975 Sheep Camp Road
Gardnerville, NV 89410

DOUGLAS COUNTY, NV	2024-1005397
RPTT:\$0.00 Rec:\$40.00	03/08/2024 11:52 AM
\$40.00 Pgs=3	FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER	E03

SPACE ABOVE FOR RECORDER'S USE

ADMINISTRATORS
GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Terry Lynn Weckerle, Administrator of the Estate of Shirley Lois Jones

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

Terry Weckerle, a married woman pursuant to Order Approving Final Settlement of Account, Fees and Costs and for Decree of Final Distribution under Case No. 2021-PB-00164, Dept II in the Ninth District Court of the State of Nevada in and for the County of Douglas

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 7th day of March, 2024.

Terry Lynn Weckerle
Terry Lynn Weckerle

STATE OF NEVADA

COUNTY OF CARSON City

This instrument was acknowledged before me on this 7th day of March, 2024, by Terry Lynn Weckerle

Liz Svenningsen
Notary Public

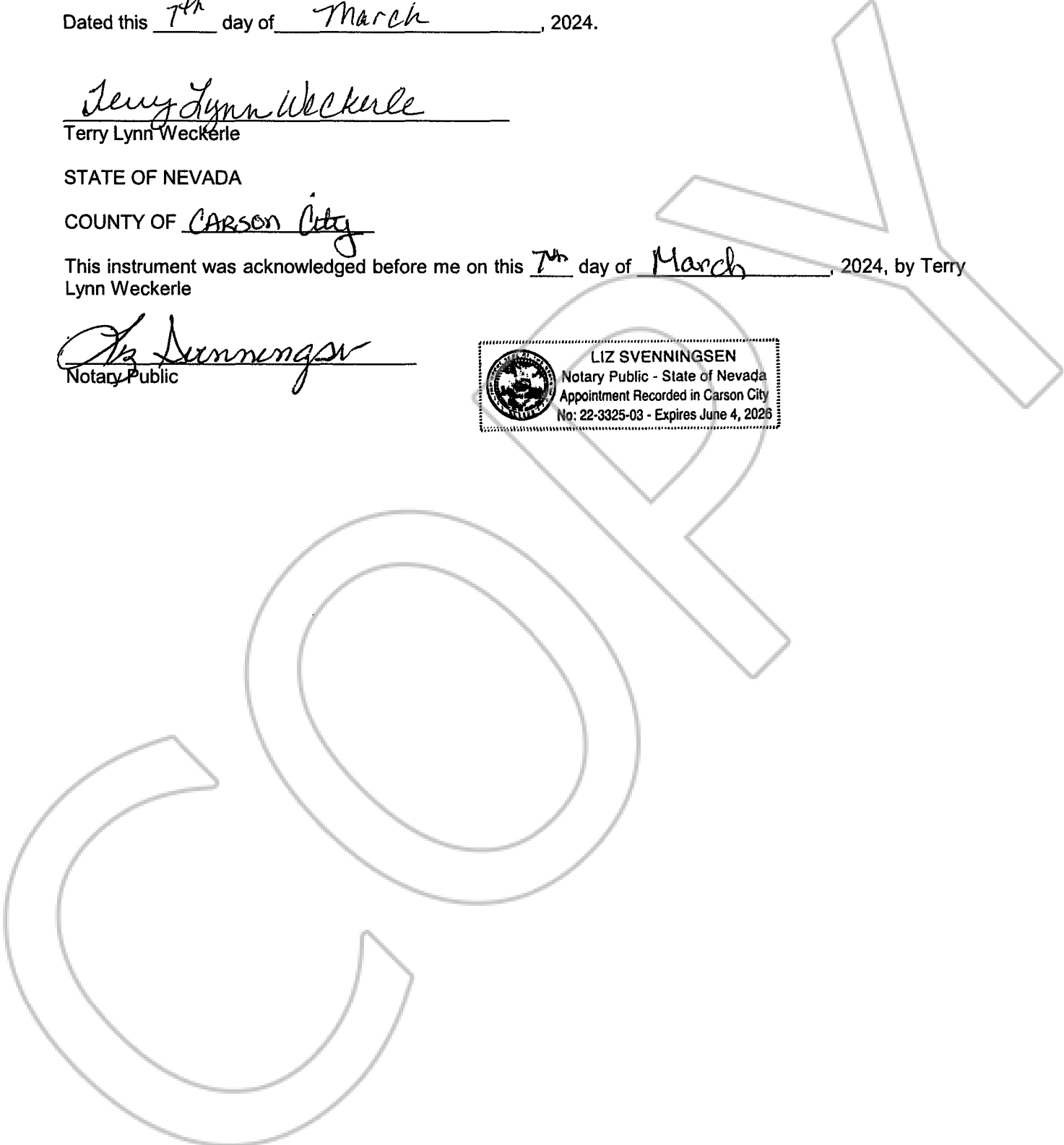


EXHIBIT "A"

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

A parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, MDM, Douglas County, Nevada being more particularly described as follows:

Beginning at the Southerly corner of Revised Lot 9, said point bears North $39^{\circ}08'07''$ East, 68.70 feet from the centerline radius point of Garden Glen Court as shown on the Final Map for Garden Glen Patio Homes, Document No. 389450 of the Douglas County Recorder's Office and being a $5/8''$ rebar with aluminum cap stamped PLS 6497 inside of survey well: thence North $32^{\circ}08'13''$ East, 49.00 feet; thence South $57^{\circ}51'47''$ East, 35.00 feet; thence South $32^{\circ}08'13''$ West, 58.00 feet; thence North $57^{\circ}51'47''$ West, 20.00 feet; thence North $32^{\circ}08'13''$ East, 9.00 feet; thence North $57^{\circ}51'47''$ West, 15.00 feet to the Point of Beginning.

APN: 1320-32-812-009

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Deed of Trust, recorded in the Office of The County Recorder of Douglas County, Nevada on March 17, 1999, in Book 399, Page 3979, as Document No. 463491, of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-32-812-009
 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'l/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: \$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: Tsf Tax previously pd on doc 2022-988043 per Court Order
 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: Terry Weckerle Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Estate of Shirley Lois Jones</u>	Print Name: <u>Terry Weckerle and Lawrence Weckerle</u>
Address: <u>1975 sheep Camp Rd</u>	Address: <u>1975 Sheep Camp Road</u>
City: <u>Gardnerville</u>	City: <u>Gardnerville</u>
State: <u>NV</u> Zip: <u>89410</u>	State: <u>Nevada</u> Zip: <u>89410</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24039874-ES
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703