

DOUGLAS COUNTY, NV  
RPTT:\$1712.10 Rec:\$40.00  
\$1,752.10 Pgs=3

**2024-1005446**

**03/11/2024 11:48 AM**

SIGNATURE TITLE - MINDEN  
SHAWNYNE GARREN, RECORDER

**A.P.N.: 1220-22-310-204**

**RECORDING REQUESTED BY:**  
Signature Title Company LLC  
1664 Highway 395 Suite 106  
Minden, NV 89423

**MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:**

Nicole R. Powers  
1492 Kathy Way  
Gardnerville, NV 89460

**Escrow No.: 710271-NF**

RPTT \$1,712.10

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

THIS INDENTURE WITNESSETH: That

**John R Pool, An Unmarried Man, who acquired title as, John R. Pool, a married man as his sole and separate property**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

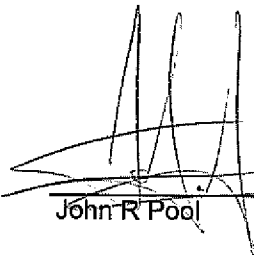
**Nicole R. Powers, A Single Woman**

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

**See Attached Exhibit "A"**

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

**Signature Page attached and made a part hereof.**

  
John R Pool

STATE OF NEVADA  
COUNTY OF CARSON CITY } ss:

This instrument was acknowledged before me on 03/06/2024

by JOHN R. POOL

N. Frey  
Notary Public (seal)

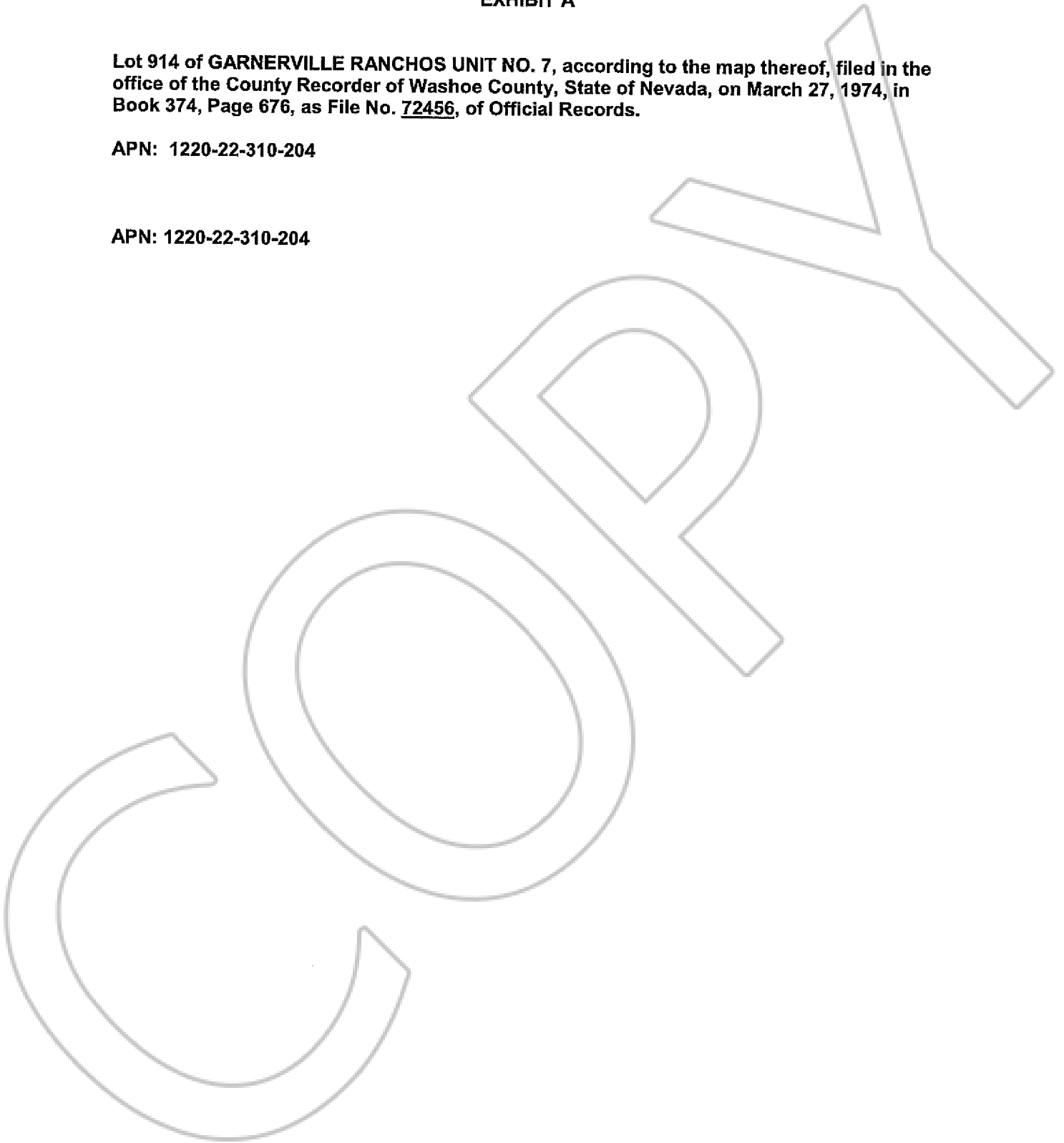


**EXHIBIT A"**

**Lot 914 of GARNERVILLE RANCHOS UNIT NO. 7, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on March 27, 1974, in Book 374, Page 676, as File No. 72456, of Official Records.**

**APN: 1220-22-310-204**

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**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1220-22-310-204
- 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

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$439,000.00  
 Transfer Tax Value \$439,000.00  
 Real Property Transfer Tax Due: \$1,712.10

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %**

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 *John R Pool*      *Agent*  
 Signature \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(Required)

Print Name: John R Pool  
 Address: P.O. Box 163  
Silver City, NV 89428

**BUYER (GRANTEE) INFORMATION**  
(Required)

Print Name: Nicole R. Powers  
 Address: 1775 E Valley Drive  
Minden, NV 89423

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

Print Name: Signature Title Company LLC      Escrow #: 710271-NF  
 Address: 111 W Proctor Street Suite 206, Carson City, NV 89703