

A.P.N.: 1420-07-812-017
File No: 123-2671917 (VD)
R.P.T.T.: \$1,813.50

When Recorded Mail To: Mail Tax Statements To:
Lissa B. Stevens
6900 Sharlands Ave. #1614
Reno, NV 89523

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Seth Feathers and Ashley Feathers, husband and wife as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Lissa B. Stevens, an unmarried woman

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

Lot 29, in Block Q, as set forth on Final Map No. 1001-9 SUNRIDGE HEIGHTS, PHASES 6B, 7A, & 8B, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on January 30, 1996, in Book 196, Page 5112, as Document No. 380052 and amended by Certificate of Amendment recorded February 2, 1996, in Book 296, Page 251, as Document No. 380351 and recorded on August 14, 1996, in Book 896, Page 2586, as Document No. 394288 of Official Records.


TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.




Seth Feathers




Ashley Feathers

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on
March 8, 2024 by
Seth Feathers and Ashley Feathers.



Notary Public
(My commission expires: _____)


VICKIE K. DONATI
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-20-27
Certificate No: 23-1278-03

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
03/06/2024 under Escrow No. 123-2671917

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-07-812-017
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$465,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$465,000.00
 d) Real Property Transfer Tax Due \$ 1,813.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Lissa B. Stevens
 Signature: _____

Capacity: Grantee
 Capacity: _____

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

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

Print Name: Seth Feathers and Ashley Feathers
 Address: 5311 Cabot Ct.
 City: Carson City
 State: NV Zip: 89706

Print Name: Lissa B. Stevens
 Address: 6900 Starlands Ave # 1604
 City: Reno
 State: NV Zip: 89503

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

First American Title Insurance
 Print Name: Company File Number: 123-2671917 VD/ VD
 Address 940 Southwood Blvd, Suite 203
 City: Incline Village State: NV Zip: 89451

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)