

APN: 1319-19-611-002
R.P.T.T.: \$0.00
Escrow No.: 24040037-SA
When Recorded Return To:
Katie S. Stuart
644 Clydesdale Court
Gardnerville, NV 89410

Mail Tax Statements to:
Katie S. Stuart
644 Clydesdale Court
Gardnerville, NV 89410

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=3
2024-1006164
03/29/2024 11:32 AM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER E05

SPACE ABOVE FOR RECORDER'S USE

DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, Michael Avila, Spouse of Grantee , spouse of the grantee herein, do(es) hereby Grant, Bargain Sell and convey to Katies S. Stuart, a married woman as her sole and separate property all that real property situate in the City of Stateline, County of Douglas, State of Nevada, described as follows:


See Exhibit A attached hereto and made a part hereof.

It is the intent of Grantor herein to divest himself of any right, title and interest in and to the above described real property including any community property interest.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SPACE BELOW FOR RECORDER

Dated this 8 day of March, 2024.


Michael Avila

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on this 8 day of March, 2024 by
Michael Avila


Notary Public



SPACE BELOW FOR RECORDER

EXHIBIT "A"

PARCEL 1:

Unit 2A, as shown on the Map of Dedication Sheet of Tramway Apartment Condominiums (a Subdivision of Lot 555, Parcel B, Second Amended Map of Summit Village), recorded in The Office of The County Recorder of Douglas County, State of Nevada, on May 30, 1973, as Document No. 73375, Official Records of Douglas County, State of Nevada; and Amended by Amended Map Recorded December 30, 1976, as Document No. 05855, Official Records, Douglas County, Nevada.

PARCEL 2:

An undivided 1/24th interest in all of the "Common Area" as shown on the map and dedication sheet of Tramway Apartment Condominiums (a Subdivision of Lot 555, Parcel B, Second Amended Map of Summit Village), recorded in The Office of The County Recorder of Douglas County, Nevada on May 30, 1973, Document No. 73375, Douglas County, Nevada; and Amended by Amended Map Recorded In The Office of The County Recorder of Douglas County, Nevada, on December 30, 1976, as Document No. 05855, Douglas County, Nevada.

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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-19-611-002
 b) _____
 c) _____
 d) _____

2. Type of Property:

a) <input type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Sgl. Fam. Residence
c) <input checked="" type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
<input type="checkbox"/> Other: _____	

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property:	_____	\$
b. Deed in Lieu of Foreclosure Only (value of property)	_____	\$
c. Transfer Tax Value:	_____	\$
d. Real Property Transfer Tax Due:	_____	\$0

4. **IF EXEMPTION CLAIMED:**

a. Transfer Tax Exemption, per NRS 375.090, Section: 5

b. Explain Reason for Exemption: 1st degree consanguinity or affinity - spouses

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: SA Capacity: Grantor Escrow

Signature _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Michael Avila, Spouse of Grantee

Address: 644 Clydesdale Court

City: Gardnerville

State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Katies S. Stuart, a married woman as her sole and separate property

Address: 644 Clydesdale Court

City: Gardnerville

State: NV Zip: 89410

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24040037-SA

Address: 1352 Hwy 395, Ste 114

City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED