

DOUGLAS COUNTY, NV  
RPTT:\$1560.00 Rec:\$40.00  
\$1,600.00 Pgs=3

**2024-1006165**

**03/29/2024 11:32 AM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER

APN: 1319-19-611-002  
R.P.T.T.: \$1,560.00  
Escrow No.: 24040037-SA  
When Recorded Return To:  
Daniel D. Swartz  
6839 Sherwick Drive  
Berkeley, CA 94705

Mail Tax Statements to:  
Daniel D. Swartz  
6839 Sherwick Drive  
Berkeley, CA 94705

SPACE ABOVE FOR RECORDER'S USE

## GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Katie S. Stuart, a married woman as her sole and separate property who acquired title as Katie S. Stuart, a single woman**

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

**Daniel D. Swartz, a married man, as his sole and separate property**

all that real property situated in the City of Stateline, 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 8 day of March, 2024.

Katie S. Stuart  
Katie S. Stuart

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 8 day of March, 2024 by Katie S. Stuart.

Cynthia Haggard  
Notary Public



## 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.

APN: 1319-19-611-002

**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         |
| i) <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:               | <u>\$399,900.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u>     |
| c. Transfer Tax Value:                                  | <u>\$399,900.00</u> |
| d. Real Property Transfer Tax Due:                      | <u>\$1,560.00</u>   |

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

5. Partial Interest: Percentage Being Transferred: 100.00%

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: SOA Capacity: Grantor ESCROW

Signature: \_\_\_\_\_ Capacity: Grantee

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

Print Name: Katie S. Stuart  
 Address: 644 Clydesdale Court  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: Daniel D. Swartz  
 Address: 6839 Sherwick Drive  
 City: Berkeley  
 State: California Zip: 94705

**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