

DOUGLAS COUNTY, NV

**2024-1006386**

RPTT:\$409.50 Rec:\$40.00

\$449.50 Pgs=2

**04/05/2024 08:21 AM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

**SHAWNYNE GARREN, RECORDER**

APN: 1121-07-000-041  
R.P.T.T.: \$409.50  
Escrow No.: 24040319-ES  
When Recorded Return To:  
Travis Wong  
1427 Keoncrest Ave  
San Jose, CA 95110

Mail Tax Statements to:  
Travis Wong  
1427 Keoncrest Ave  
San Jose, CA 95110

SPACE ABOVE FOR RECORDER'S USE

## GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**John Helmer, an unmarried man**

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

**Travis Wong, a single man**

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

The Southwest quarter of the Southwest quarter of the Southwest quarter of Section 7, Township 11 North, Range 21 East, M.D.B.&M.

Together with a perpetual non-exclusive easement for ingress and egress over the Westernmost 20 feet of property lying North of the above described property, being current Assessor's Parcel Number 1121-07-000-025.

NOTE: The above legal description was taken from Grant, Bargain and Sale Deed recorded October 22, 2002, in Book 1002, Page 9331, as Document No. 555515.

APN: 1121-07-000-041

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

Dated this John day of April, 2024.

[Signature]  
John Helmer

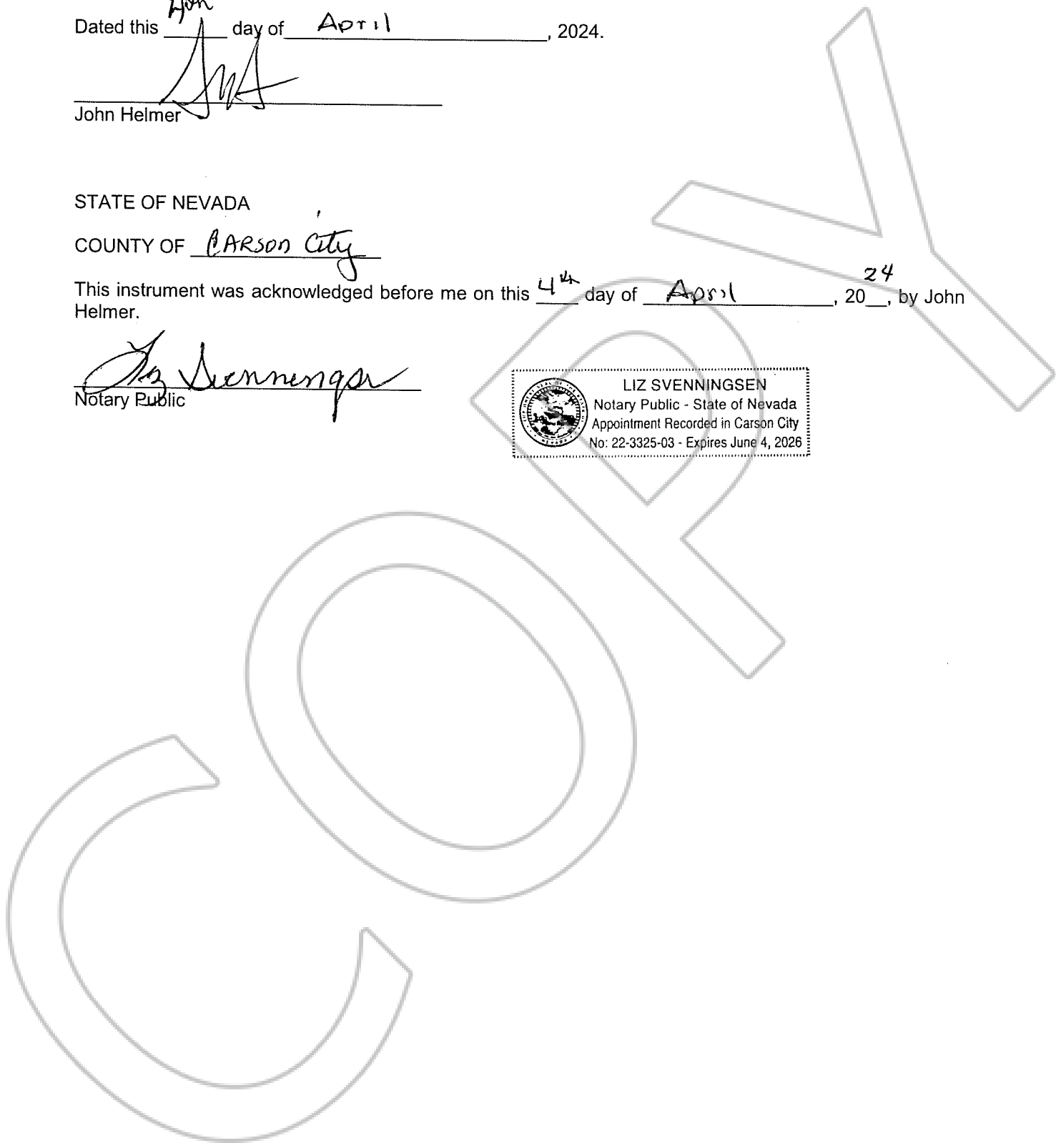
STATE OF NEVADA

COUNTY OF Carson City

This instrument was acknowledged before me on this 4<sup>th</sup> day of April, 2024, by John Helmer.

[Signature]  
Notary Public

 LIZ SVENNINGSEN  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
No: 22-3325-03 - Expires June 4, 2026



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1121-07-000-041  
 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: \_\_\_\_\_

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

3. a. Total Value/Sale Price of Property: \$105,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$105,000.00  
 d. Real Property Transfer Tax Due: \$409.50

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: [Signature] Capacity: Grantor

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

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

Print Name: John Helmer  
 Address: 150 Hoseshoe Bend Rd.  
 City: Gardnerville  
 State: NV      Zip: 89410

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

Print Name: Travis Wong  
 Address: 1427 Keoncrest Ave  
 City: San Jose  
 State: California      Zip: 95110

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

Print Name: First Centennial Title Company of Nevada      Esc. #: 24040319-ES  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City      State: NV      Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED