DOUGLAS COUNTY, NV

RPTT:\$1852.50 Rec:\$40.00

2024-1006531

\$1,892.50 Pgs=3

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TICOR TITLE - GARDNERVILLE SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1220-21-510-192

Order No.: TTR2400418-RT

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

Denny Cavnar P.O BOX 6171 Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

R.P.T.T \$1,852.50

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

Armando Reyes, A Single Man,

do(es) hereby GRANT, BARGAIN AND SELL to

### Denny Cavnar, a Single Man

the real property situated in the County of Douglas, State of Nevada, described as follows: FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

#### 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.

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

# SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR GRANT BARGAIN SALE DEED

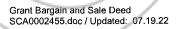
# **EXHIBIT "A"**

Legal Description

For APN/Parcel ID(s): 1220-21-510-192

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

Lot 284 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512, Official Records.



## STATE OF NEVADA DECLARATION OF VALUE

| 1. Assessor's Parcel Number(s)                               |  |
|--|--|
| a. 1220-21-510-192   | \ \  |
| b  | \ \  |
| c  | \ \  |
| d  | \ \  |
| 2. Type of Property:   |  |
| a.   Vacant Land  b.   Single Fam. Res.                      | FOR RECORDERS OPTIONAL USE ONLY                  |
| c. $\square$ Condo/Twnhse d. $\square$ 2-4 Plex              | Book_ Page:                                      |
| e. $\square$ Apt. Bldg f. $\square$ Comm'l/Ind'l             | Date of Recording:                               |
| g. Agricultural h. Mobile Home                               | Notes:   |
| Other  |  |
| 3. a. Total Value/Sales Price of Property                    | \$ 475,000.00                                    |
| b. Deed in Lieu of Foreclosure Only (value of property       | /  |
|  |  |
| c. Transfer Tax Value:                                       | \$ 475,000.00                                    |
| d. Real Property Transfer Tax Due                            | \$ 1,852.50                                      |
| 4. <u>If Exemption Claimed:</u>                              |  |
| a. Transfer Tax Exemption per NRS 375.090, Section           | NONE_  |
| b. Explain Reason for Exemption:                             |  |
|  |  |
| 5. Partial Interest: Percentage being transferred: 100.0     | 0%   |
| The undersigned declares and acknowledges, under penalt      |  |
| and NRS 375.110, that the information provided is correct    |  |
| and can be supported by documentation if called upon to s    |  |
| Furthermore, the parties agree that disallowance of any cla  |  |
| additional tax due, may result in a penalty of 10% of the ta |  |
| to NRS 375.030, the Buyer and Seller shall be jointly and    | severally liable for any additional amount owed. |
| Signature Quiz Herrell                                       | Capacity: Grantor Pyent                          |
| 0/0/   |  |
| Signature  | Capacity: Grantee                                |
| SELLER (GRANTOR) INFORMATION                                 | <b>BUYER (GRANTEE) INFORMATION</b>               |
| (REQUIRED)   | (REQUIRED)                                       |
|  |  |
| Print Name: Armando Reyes                                    | Print Name: Denny Cavnar                         |
| Address: P.O BOX 6171  | Address: P.O BOX 3138                            |
| City: Gardnerville   | City: Gardnerville                               |
| <u>State: NV Zip: 89410</u>                                  | State: NV Zip: 89410                             |
| COMPANY/PERSON REQUESTING RECORDING                          | (Required if not seller or buyer)                |
| Print Name: Ticor Title of Nevada, Inc.                      | Escrow # TTR2400418                              |
| Address: 1483 US Hwy 395 N, Suite B                          |  |
| City: Gardnerville   | State: NV Zip: 89410                             |

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED