DOUGLAS COUNTY, NV

RPTT:\$351.00 Rec:\$40.00

2024-1008451

\$391.00 Pgs=2

05/23/2024 11:48 AM

FIRST AMERICAN TITLE MINDEN
SHAWNYNE GARREN, RECORDER

A.P.N.: 1022-16-001-044

File No: 143-2672354 (et)

R.P.T.T.: \$351.00

When Recorded Mail To: Mail Tax Statements To: Helen Oppenheimer, Jana Oppenheimer & Megan Buchli 3701 Pinon Way
Wellington NV 89444

GRANT, BARGAIN and SALE DEED

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

Buster J. Tharp, an unmarried man

do(es) hereby GRANT, BARGAIN and SELL to

Helen Oppenheimer and Jana Oppenheimer, a married couple and Megan Buchli, a married woman as her sole and separate property, All as joint tenants with right of survivorship

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

Lot 3, in Block L, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.

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.

	Busher Buster J. Tharp	Thayp		_		
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	STATE OF N	EVADA	y /		\ \	
	COUNTY OF DO	OUGLAS	; ss.)))	
	This instrument was Buster J. Tharp.	as acknowledged b	efore me on	5.3	3024	by
alcinector	(My commission ex	Notary Public pires: 13/	(25)	Appoi	E. TOBIAS ary Public - State of nlment Recorded in Doug 7-2785-5 - Expires Ma	las County
en e	This Notary Acknown No. 143-2672354.	wledgement is atta	iched to that cert	ain Grant, Bai	gain Sale Deed	under Escrow
gardenia.						
_						

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)	/\
a)_	1022-16-001-044	()
p) ⁻		\ \
c)_ d)		\ \
u)		\ \
2.	Type of Property	
a)	X Vacant Land b) Single Fam. Res.	FOR RECORDERS OPTIONAL USE
c)	Condo/Twnhse d) 2-4 Plex	Book Page:
e)	Apt. Bldg. f) Comm'l/Ind'l	Date of Recording:
g)	Agricultural h) X Mobile Home	Notes:
i)	Other	
3.	a) Total Value/Sales Price of Property:	\$90,000.00
J.		
	b) Deed in Lieu of Foreclosure Only (value of pro-	
	c) Transfer Tax Value:	_\$90,000.00
	d) Real Property Transfer Tax Due	\$351.00
4.	If Exemption Claimed:	
	a. Transfer Tax Exemption, per 375.090, Section	n:
	b. Explain reason for exemption:	\
_		
5.	Partial Interest: Percentage being transferred:	%
375 info	The undersigned declares and acknowledges, to .060 and NRS 375.110, that the information rmation and belief, and can be supported by documents.	inder penalty of perjury, pursuant to NRS provided is correct to the best of their cumentation if called upon to substantiate
375 info the	The undersigned declares and acknowledges, 0.060 and NRS 375.110, that the information rmation and belief, and can be supported by doinformation provided herein. Furthermore, the	inder penalty of perjury, pursuant to NRS provided is correct to the best of their cumentation if called upon to substantiate parties agree that disallowance of any
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