

THE UNDERSIGNED HEREBY AFFIRMS THAT  
THIS DOCUMENT DOES NOT CONTAIN A  
SOCIAL SECURITY NUMBER PER NRS 239B.030.



Recording Requested by:  
**Grantors, JONATHAN W. MAXWELL AND  
CASSANDRA M. RICHARDSON**

SHAWNYNE GARREN, RECORDER E04

When Recorded Mail Document to  
411 W. Third Street, Suite 1  
Carson City, NV 89703

Mail tax statements to:  
JONATHAN W. MAXWELL  
1210 Jo Lane  
Gardnerville, NV 89410

**APN: 1220-01-002-023**

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

The undersigned grantor declares: \$0.00 DOCUMENTARY TRANSFER TAX

That, JONATHAN W. MAXWELL and CASSANDRA M. RICHARDSON (formerly known as CASSANDRA M. MAXWELL), who acquired title as Husband and Wife as Joint Tenants, in consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to JONATHAN W. MAXWELL, a married man as his sole and separate property, all that real property in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all tenements, hereditaments, and appurtenances, if any thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

May 15, 2024

  
\_\_\_\_\_  
JONATHAN W. MAXWELL


  
\_\_\_\_\_  
CASSANDRA M. RICHARDSON, formerly  
known as CASSANDRA M. MAXWELL

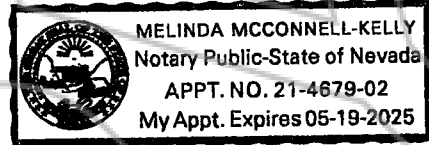
-LOOSE CERTIFICATES OF ACKNOWLEDGMENT ATTACHED-

**ACKNOWLEDGMENT**

State of Nevada )  
Carson City )

This instrument was acknowledged before me, Melinda McConnell-Kelly, a notary public, on May 15, 2024, by JONATHAN W. MAXWELL.

  
Notary Public

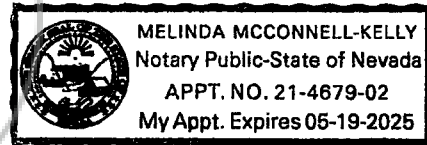


**ACKNOWLEDGMENT**

State of Nevada )  
Carson City )

This instrument was acknowledged before me, Melinda McConnell-Kelly, a notary public, on May 17, 2024, by CASSANDRA M. RICHARDSON.

  
Notary Public



THESE ACKNOWLEDGMENTS ARE ATTACHED TO A GRANT, BARGAIN AND SALE DEED  
dated May 15, 2024

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land located in the SW ¼ of the SE ¼ of Section 1, T. 12 N., R. 20 E., M.D.B.&M. in Douglas County, Nevada, described as follows:

Beginning at a point on the West boundary of said boundary of said SW ¼ SE ¼ Section 1, T. 12 N., R. 20 E., and on the Northerly right of way line of the Fish Springs Road, from which 21" W., 54.55 feet; thence along said West boundary, N 200.00 feet; thence S 34°31'33" E., 265.47 feet; thence S 45°11'35" W., 494.28 feet along the Northwesterly right of way line of Fish Spring Road to the Point of Beginning.

IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED FEBRUARY 15, 2013, AS FILE NO. 818427, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA

**APN: 1220-01-002-023**

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-01-002-023  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land    b)  Single Fam. Res.  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg    f)  Comm'l/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Two Single Family Units

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: <u>DOC # 818427</u>	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 4  
 b. Explain Reason for Exemption: A transfer of title without consideration from one joint tenant/tenant in common to one or more remaining joint tenants/tenants in common-vesting doc # 818427

5. Partial Interest: Percentage being transferred: 100 %

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 that 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 <u>[Signature]</u>	Capacity <u>Grantor</u>
Signature <u>[Signature]</u>	Capacity <u>Grantor</u>
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)

Print Name: <u>Jonathan W. Maxwell and Cassandra M. Richardson</u>	Print Name: <u>Jonathan W. Maxwell</u>
Address: <u>1210 Jo Lane</u>	Address: <u>1210 Jo Lane</u>
City: <u>Gardnerville</u>	City: <u>Gardnerville</u>
State: <u>NV</u> Zip: <u>89410</u>	State: <u>NV</u> Zip: <u>89410</u>

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: A+ Documents      Escrow # \_\_\_\_\_  
 Address: 411 W. Third Street, Suite 1  
 City: Carson City      State: NV      Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)