

DOUGLAS COUNTY, NV **2024-1009050**
RPTT:\$3607.50 Rec:\$40.00
\$3,647.50 Pgs=4 **06/13/2024 11:17 AM**
SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1418-15-511-015

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

MAIL RECORDED DOCS AND
TAX STATEMENTS TO:

Jesse Ward-Karet and Jane Griffith
PO Box 6359
Stateline, NV 89449

Escrow No.: ZC3806-JL

RPTT \$3,607.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Patrick Glen Farrah, A Married Man as his Sole and Separate Property

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Jesse Ward-Karet and Jane Griffith, Husband and Wife as Community Property with Right of Survivorship

all that real property in the City of Glenbrook, County of Douglas, State of Nevada, described as follows:

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

(Handwritten mark)

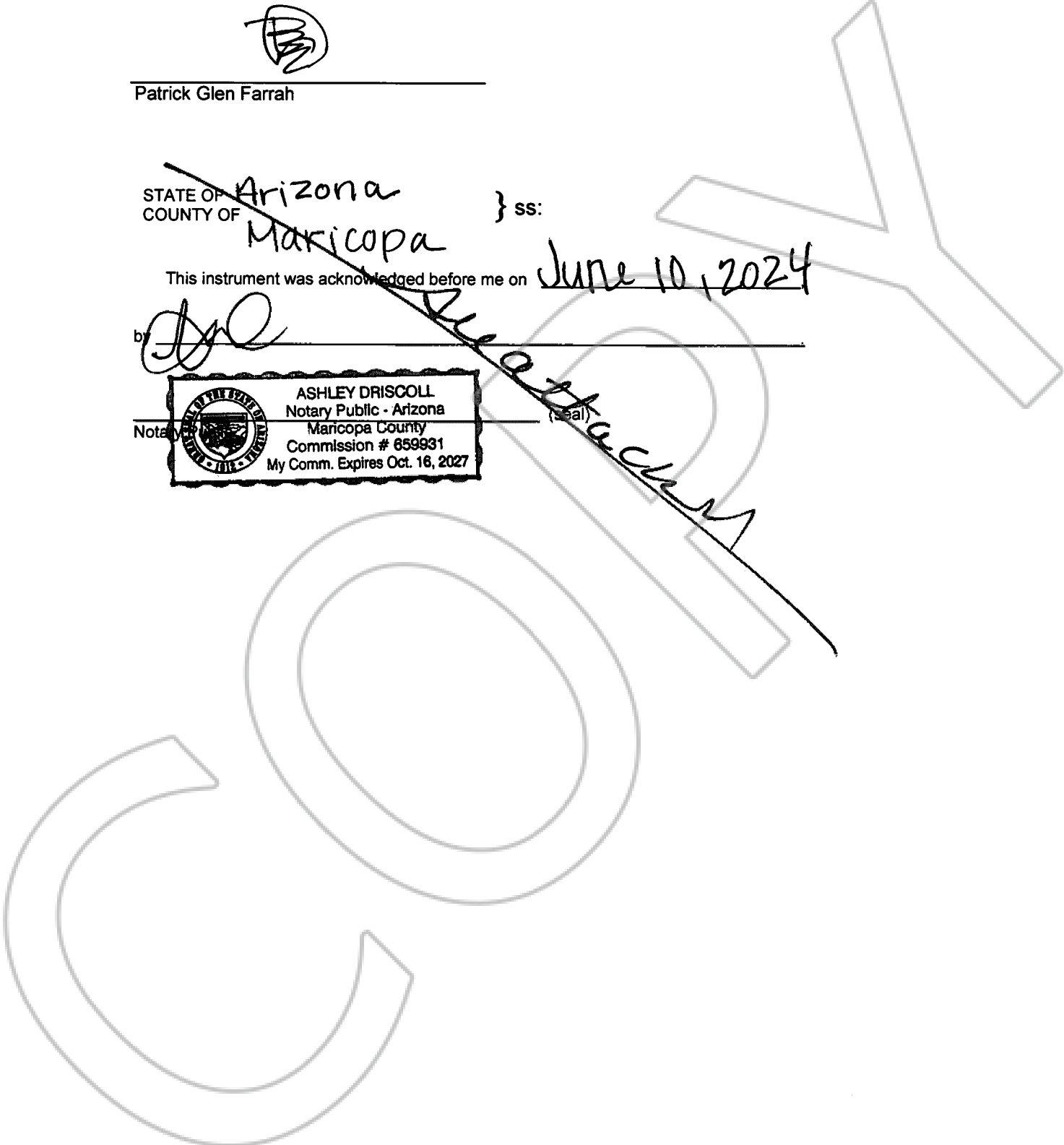
Patrick Glen Farrah

STATE OF Arizona } ss:
COUNTY OF Maricopa

This instrument was acknowledged before me on June 10, 2024

by *(Signature)*

Notary *(Signature)*
ASHLEY DRISCOLL
Notary Public - Arizona
Maricopa County
Commission # 659931
My Comm. Expires Oct. 16, 2027



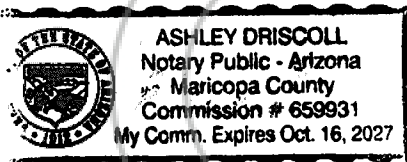
ARIZONA NOTARY ACKNOWLEDGMENT


State of Arizona

County of Maricopa

The foregoing instrument entitled Grant bargain Sale deed was acknowledged before me this June 10, 2024 (date) by Patrick Glen Farrah (name of person acknowledged). The person has personally appeared before me and presented identification to establish his or identity as required by law.

(Seal)




Signature of Notary Public

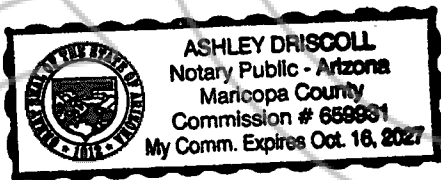


EXHIBIT A"

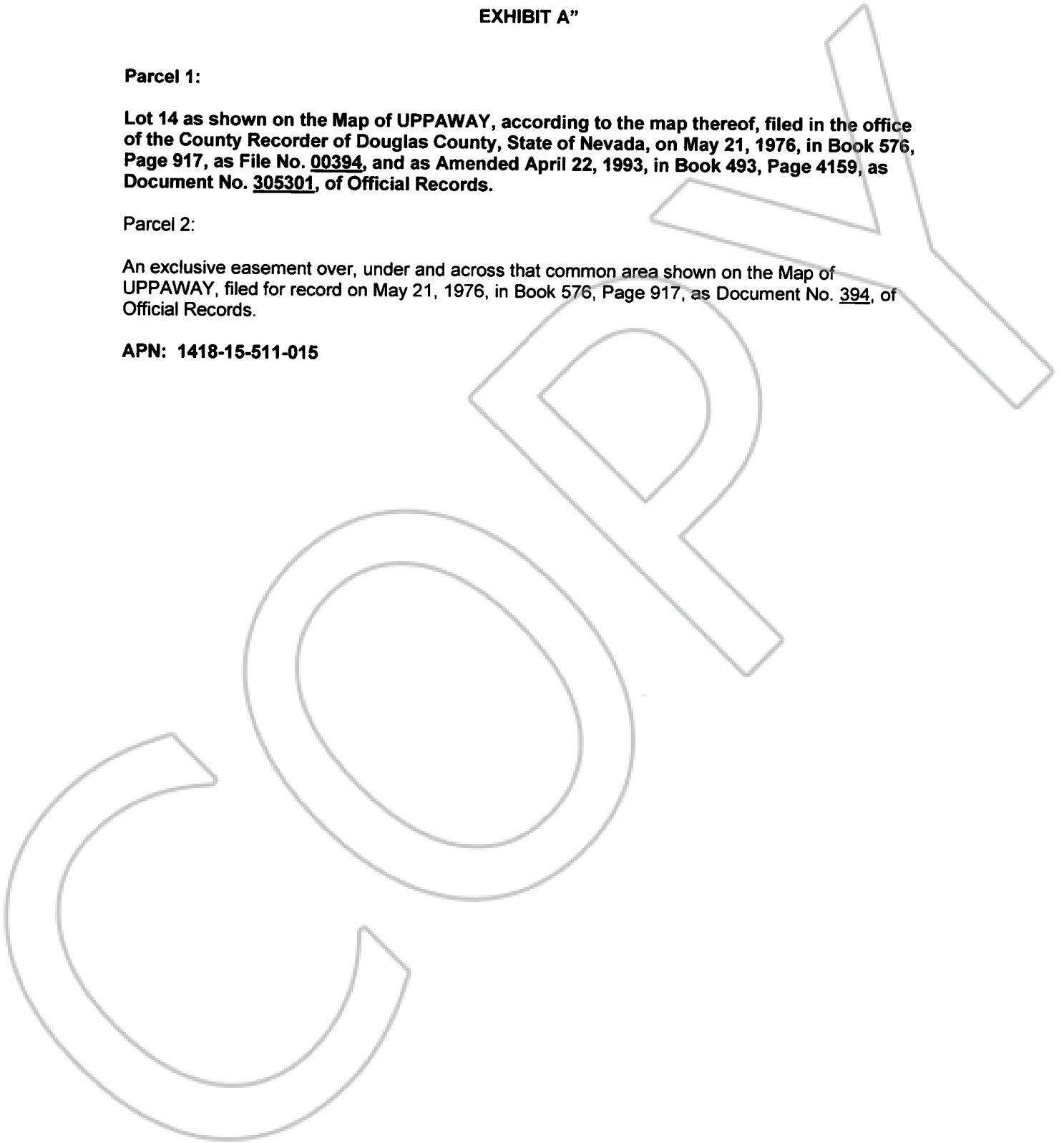
Parcel 1:

Lot 14 as shown on the Map of UPPAWAY, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 21, 1976, in Book 576, Page 917, as File No. 00394, and as Amended April 22, 1993, in Book 493, Page 4159, as Document No. 305301, of Official Records.

Parcel 2:

An exclusive easement over, under and across that common area shown on the Map of UPPAWAY, filed for record on May 21, 1976, in Book 576, Page 917, as Document No. 394, of Official Records.

APN: 1418-15-511-015



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1418-15-511-015
- 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
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$925,000.00
Transfer Tax Value ()
Real Property Transfer Tax Due: \$925,000.00
\$3,607.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 _____

Grantor _____

Signature Jesse Ward-Karet

Grantee Jesse Ward-Karet

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Patrick Glen Farrah
Address: 10189 E Palo Brea Drive
Scottsdale, AZ 85262

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Jesse Ward-Karet
Address: PO Box 6359
Stateline NV 89449

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

Print Name: Signature Title Company LLC Escrow #: ZC3806-JL
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448