DOUGLAS COUNTY, NV

RPTT:\$2917.20 Rec:\$40.00

2024-1009425

\$2,957.20 Pgs=3 06/25/2024 02:28 PM

TICOR TITLE - GARDNERVILLE SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1320-30-211-009

Order No.: TTR2401154-RT

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

Jessica Maidlow and Eric S. Maidlow 829 Mahogany Drive Minden, NV 89423

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$2,917.20

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

Craig A Cook and Jaclyn C Cook, Husband and Wife as Joint Tenants with Right of Survivorship,

do(es) hereby GRANT, BARGAIN AND SELL to

Jessica Maidlow and Eric S. Maidlow, Wife and Husband as Joint Tenants With Right of survivorship

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

Craig A Cook

Jaclyn C Cook

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this A day of June d

Craff Cook and Jacin C COOK

Notary Public

[SEAL]

Grant Bargain and Sale Deed SCA0002455.doc / Updated: 07.19.22 NV-CT-FARE-01313.421007-TTR2401154

RISHELE L. THOMPSON Notary Public - State of Nevada Appointment recorded in Douglas County

99-54931-5 - Expires: April 10, 2027

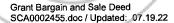
EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 1320-30-211-009

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

Lot 1, Block G, as shown on the Official Map of Westwood Village Unit No. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 5, 1979, in Book 1079, Page 440, Document No. 37417, Official Records, and amended by Certificate of Amendment recorded July 14, 1980, in Book 780, Page 783, Document No. 46166, and recorded January 31, 1991, in Book 191, Page 3820, Document No. 243938, Official Records.



STATE OF NEVADA DECLARATION OF VALUE

| 1. Assessor's Parcel Number(s) | \ \ |
|---|---|
| a. <u>1320-30-211-009</u> | \ \ |
| b | \ \ |
| c | \ \ |
| d. | \ \ |
| 2. Type of Property: | ~ \ \ |
| a. U Vacant Land b. E Single Fam. Res. | FOR RECORDERS OPTIONAL USE ONLY |
| c. Condo/Twnhse d. 2-4 Plex | BookPage: |
| e. \square Apt. Bldg f. \square Comm'l/Ind'l | Date of Recording: |
| g. \square Agricultural h. \square Mobile Home | Notes: |
| Other | |
| | |
| 3. a. Total Value/Sales Price of Property | \$ 748,000.00 |
| b. Deed in Lieu of Foreclosure Only (value of property |) (/) |
| c. Transfer Tax Value: | \$ 748,000.00 |
| d. Real Property Transfer Tax Due | \$ 2,917.20 |
| 4. If Exemption Claimed: | |
| a. Transfer Tax Exemption per NRS 375.090, Section | NONE |
| | |
| b. Explain Reason for Exemption: | |
| | |
| 5. Partial Interest: Percentage being transferred: 100.00 | |
| The undersigned declares and acknowledges, under penalty | |
| and NRS 375.110, that the information provided is correct t | |
| and can be supported by documentation if called upon to su | |
| Furthermore, the parties agree that disallowance of any claim | |
| 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 se | everally liable for any additional amount owed. |
| Signature Dened | Capacity: Grantor Agent |
| | |
| Signature | Capacity: Grantee |
| CELLED (CDANTOD) INDODMATION | DUNTED (CD ANTEEN INFORMATION |
| SELLER (GRANTOR) INFORMATION (REQUIRED) | BUYER (GRANTEE) INFORMATION (REQUIRED) |
| (REQUIRED) | (REQUIRED) |
| Print Name: Craig A Cook and Jaclyn C Cook | Print Name: Jessica Maidlow and Eric S. |
| Time itame. Clarg it cook and thought c cook | Maidlow |
| Address: 4130 Hensley Cir | Address: 829 Mahogany Drive |
| City: El Dorado Hills | City: Minden |
| State: CA Zip: 95762 | State: NV Zip: 89423-4723 |
| COLUMN ARTA DE CONTROL DE CONTROL CO | Deminal if and collow on house |
| COMPANY/PERSON REQUESTING RECORDING (I | |
| Print Name: Ticor Title of Nevada, Inc. | Escrow # TTR2401154 |
| Address: 1483 US Hwy 395 N, Suite B | G. 1 NT. 67. 00410 |
| City: Gardnerville | State: NV Zip: 89410 |