

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**

Dated: 6/24/24

[Signature]  
Craig A Cook

[Signature]  
Jaclyn C Cook

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 24 day of June,  
2024, by

Craig A Cook and Jaclyn C Cook

Notary Public

[SEAL]



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**

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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. 1320-30-211-009  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

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 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 *Craig Cook*      Capacity: Grantor Agent  
 Signature \_\_\_\_\_      Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Craig A Cook and Jaclyn C Cook  
 Address: 4130 Hensley Cir  
 City: El Dorado Hills  
 State: CA      Zip: 95762

Print Name: Jessica Maidlow and Eric S. Maidlow  
 Address: 829 Mahogany Drive  
 City: Minden  
 State: NV      Zip: 89423-4723

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Ticor Title of Nevada, Inc.      Escrow # TTR2401154  
 Address: 1483 US Hwy 395 N, Suite B  
 City: Gardnerville      State: NV      Zip: 89410