

DOUGLAS COUNTY, NV **2024-1009953**
RPTT:\$2808.00 Rec:\$40.00
\$2,848.00 Pgs=3 07/11/2024 10:20 AM
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1320-29-610-081

Order No.: TTR2401412-RT

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Sean B. Russell and Anne E. Russell
1128 Montecito Drive
Minden, NV 89423

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$2,808.00

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

Nathan Peach, A Single Man,

do(es) hereby GRANT, BARGAIN AND SELL to

Sean B. Russell and Anne E. Russell, Husband and Wife as Joint Tenants

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: 7-8-24

[Signature]

Nathan Peach

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 8 day of July,
2024, by

Nathan Peach

[Signature]
Notary Public



RISHELLE L. THOMPSON
Notary Public - State of Nevada
Appointment recorded in Douglas County
99-54931-5 - Expires: April 10, 2027

[SEAL]

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1320-29-610-081

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

Lot 93, in Block G, as set forth on the Final Subdivision Map for MONTERRA PHASE 1, A PLANNED UNIT DEVELOPMENT, recorded in the office of the Douglas County Recorder, State of Nevada, on August 24, 2005 in Book 0805 at Page 11150 as Document No. 653145 of Official Records.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1320-29-610-081
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 720,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 720,000.00
 d. Real Property Transfer Tax Due \$ 2,808.00

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: *[Handwritten Signature]* Capacity: ~~Grantor~~ Agent
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Nathan Peach
 Address: 3005 Bull Rider Dr
 City: Reno
 State: NV Zip: 89521

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Sean B. Russell and Anne E. Russell
 Address: 1128 Montecito Drive
 City: Minden
 State: NV Zip: 89423-8673

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow # TTR2401412
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED