

DOUGLAS COUNTY, NV
RPTT:\$2254.20 Rec:\$40.00
\$2,294.20 Pgs=2

2024-1009962

07/11/2024 12:18 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1320-29-110-037
R.P.T.T.: \$2,254.20
Escrow No.: 24041878-SA
When Recorded Return To:
Jonathan Zoch and Ashlee Zoch
1852 Bougainvillea Drive
Minden, NV 89423

Mail Tax Statements to:
Jonathan Zoch and Ashlee Zoch
1852 Bougainvillea Drive
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Wallace A. Ronald, a widower

do(es) hereby Grant, Bargain, Sell and Convey to

Jonathan Zoch and Ashlee Zoch, husband and wife, as joint tenants with right of survivorship

all that real property situated in the Town of Minden, County of Douglas, State of Nevada, described as follows:

Lot 445, Block D, of Winhaven, Phase 8, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on September 11th, 1997, as Document No. 421412.

Assessors Parcel No.: 1320-29-110-037

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

Dated this 3 day of July, 2024.

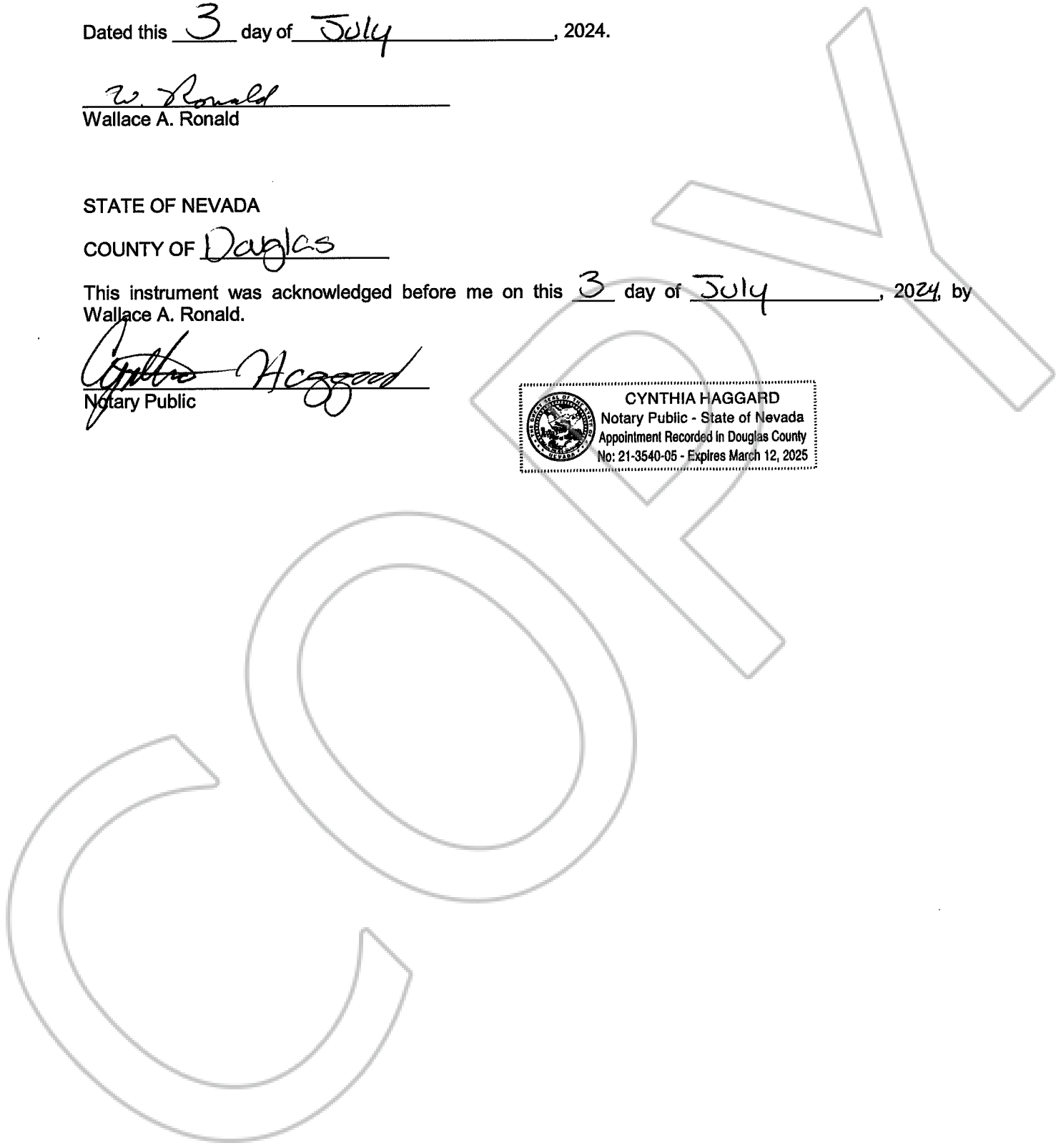
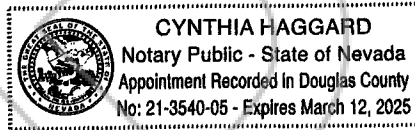
W. Ronald
Wallace A. Ronald

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 3 day of July, 2024, by
Wallace A. Ronald.

Cynthia Haggard
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-29-110-037
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 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
 Document/Instrument No.: _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sale Price of Property: \$578,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$578,000.00
 d. Real Property Transfer Tax Due: \$2,254.20

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 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 the 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: *WA* Capacity: Grantor *ESLWV*
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Wallace A. Ronald
 Address: 1350 Centerville Lane #47
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jonathan Zoch and Ashlee Zoch
 Address: 1852 Bougainvillea Drive
 City: Minden
 State: Nevada Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24041878-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED