

DOUGLAS COUNTY, NV
RPTT:\$6045.00 Rec:\$40.00
\$6,085.00 Pgs=3
SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

2024-1010566

07/31/2024 09:14 AM

A.P.N.: 1318-23-811-031

**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:**

**Rhonda L. Stratton
PO Box 7619
Tahoe City, CA 96145**

Escrow No.: ZC3804-JL

RPTT \$6,045.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Ray Heller and Jane Heller as Trustees of the Heller Family Trust dated May 4, 2009

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

Rhonda L. Stratton, A Single Woman

all that real property in the City of Stateline, 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.

Ray Heller and Jane Heller as Trustees of the Heller Family Trust dated May 4, 2009

Ray Heller, Trustee
By: Ray Heller, Trustee

Jane Heller, Trustee
By: Jane Heller, Trustee

STATE OF NEVADA }
COUNTY OF Douglas } ss:

This instrument was acknowledged before me on 7/17/2024

by Ray Heller & Jane Heller

Jane (seal)
Notary Public

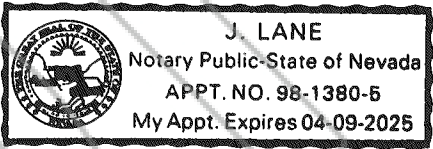
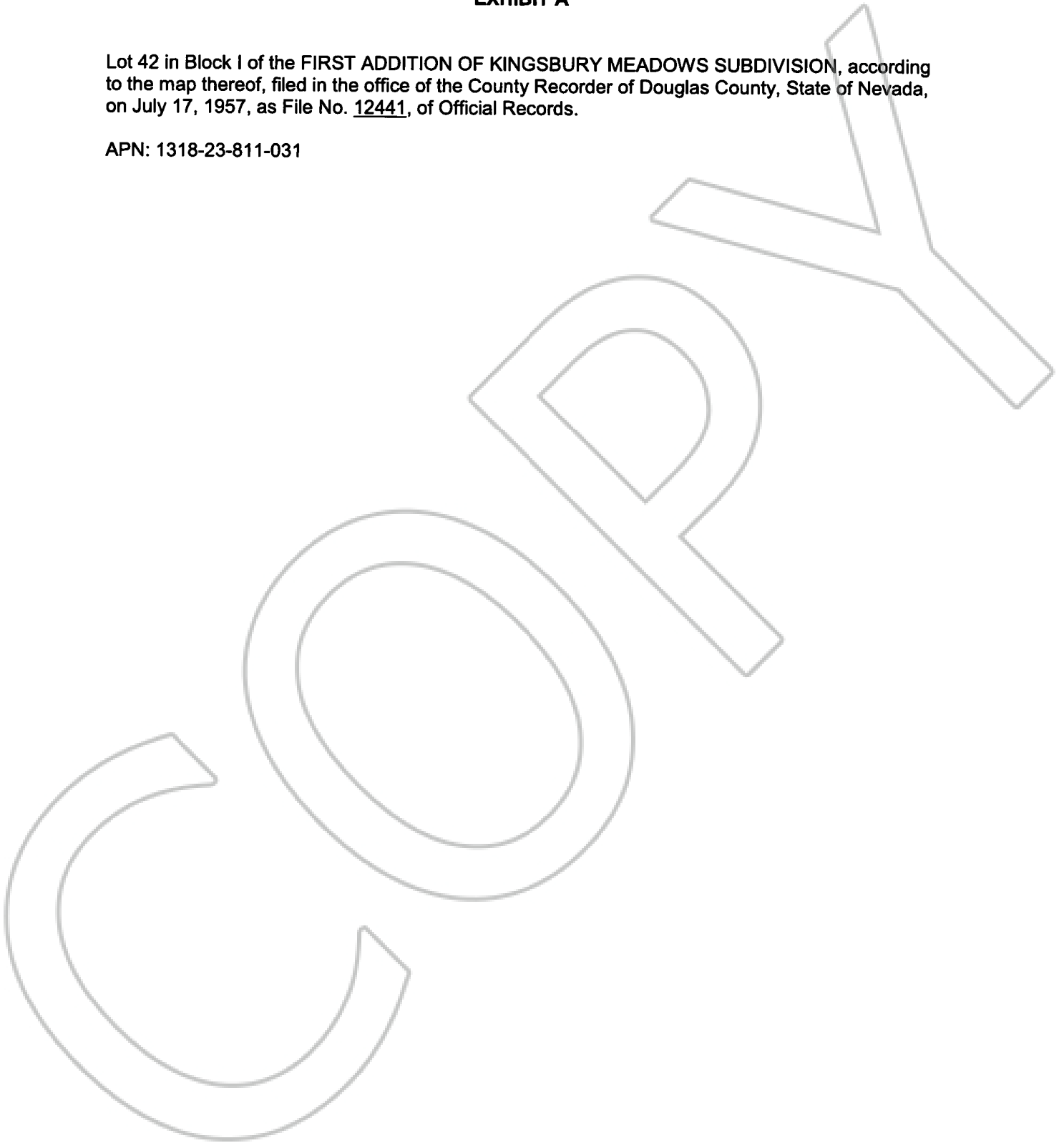


EXHIBIT A”

Lot 42 in Block I of the FIRST ADDITION OF KINGSBURY MEADOWS SUBDIVISION, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 17, 1957, as File No. 12441, of Official Records.

APN: 1318-23-811-031



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-23-811-031
- 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) \$1,550,000.00
 Transfer Tax Value \$1,550,000.00
 Real Property Transfer Tax Due: \$6,045.00

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 X Ray Heller _____ Grantor _____

Signature _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Ray Heller and Jane Heller
as Trustees of the Heller
Family Trust dated May 4,
2009

Print Name: _____
Address: PO Box 2531
Stateline, NV 89449

BUYER (GRANTEE) INFORMATION
(Required)

Print Name Rhonda Stratton
Address: PO Box 7619
Tahoe City, CA 96145

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

Print Name: Signature Title Company LLC Escrow #: ZC3804-JL
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448