

DOUGLAS COUNTY, NV **2024-1010612**  
RPTT:\$1716.00 Rec:\$40.00  
\$1,756.00 Pgs=3 **07/31/2024 04:06 PM**  
CORE TITLE GROUP, LLC (N. NV)  
SHAWNYNE GARREN, RECORDER

APN# : 1420-07-613-006  
RPTT: \$1,716.00

Recording Requested By:  
Core Title Group LLC  
Escrow No.: 471CNV-AMG  
When Recorded Mail To:  
Kyle M Hettrick and Angelina R  
Wolff  
986 Shadow Lane  
Carson City NV 89705

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits,  
hereby submitted for recording does not contain the social security number of any  
person or persons.  
(Per NRS 239B.030)

Signature



Amy Gutierrez

Escrow Officer

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**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Gerald C. Kessler, an unmarried man

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Kyle M Hettrick, a single man and Angelina Wolff, a single woman as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, County of Douglas State of Nevada bounded and described as follows:

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

Lot 2 in Block D as shown on the Official Map of SUNRIDGE UNIT NO. 1-A, filed for record in the office of the County Recorder of Douglas County, Nevada, on April 15, 1988, in Book 488, Page 1638, as Document No. 176220, Official Records of Douglas County, Nevada

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 7/29/24

Gerald C Kessler      7/29/24  
Gerald C. Kessler      Date

STATE OF Nevada

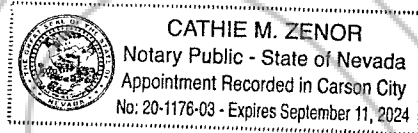
COUNTY OF Carson City

This instrument was acknowledged before me on

July 29, 2024

By Gerald C. Kessler.

Cathie M. Zenor  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessors Parcel Number(s)**

a) 1420-07-613-006

**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
- i)  Other \_\_\_\_\_

<p><b>FOR RECORDERS OPTIONAL USE ONLY</b></p> <p>NOTES: _____</p> <p>_____</p>
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**3. Total Value/Sales Price of Property:**

Total Value/Sales Price of Property:	\$440,000.00
Deed in Lieu of Foreclosure Only (value of property)	(
Transfer Tax Value:	\$440,000.00
Real Property Transfer Tax Due:	<del>1,176.00</del> \$1,716.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section
- b. Explain Reason for Exemption:

**5. Partial Interest: Percentage being transferred: 100 %**

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 A Claypool Capacity agent

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

**Print Name:** Gerald C. Kessler

**Address:** 3165 N HWY 395 Space 110

**City:** Minden

**State:** NV **Zip:** 89423

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

**Print Name:** Kyle M Hettrick and Angelina R Wolff

**Address:** 986 Shadow Lane

**City:** Carson City

**State:** NV **Zip:** 89705

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

**Print Name:** Core Title Group LLC **Esc. #:** 471CNV-AMG

**Address:** 1818 College Pkwy, Ste 101

**City/State/Zip:** Carson City, NV 89706

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)