

APN: 1022-09-001-096
R.P.T.T.: \$0.00
Escrow No.: 24042181-DC
When Recorded Return To:
Jerit Troy Shuman and Kristina A. Flagor
3661 Topaz Ranch Road
Wellington, NV 89444

Mail Tax Statements to:
Jerit Troy Shuman and Kristina A. Flagor
3661 Topaz Ranch Road
Wellington, NV 89444

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=2
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER
2024-1010694
08/05/2024 10:02 AM
E05

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Kristina Anne Flagor, an unmarried woman

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

Jerit Troy Shuman and Kristina A. Flagor, husband and wife, as joint tenants with right of survivorship

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

Lot 58, of Topaz Ranch Estates, Unit No. 3, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on March 31st, 1969, as Document No. 44091.

Assessors Parcel No.: 1022-09-001-096

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

Dated this 31 day of JULY, 2024.


Kristina Anne Flagor
Kristina Anne Flagor

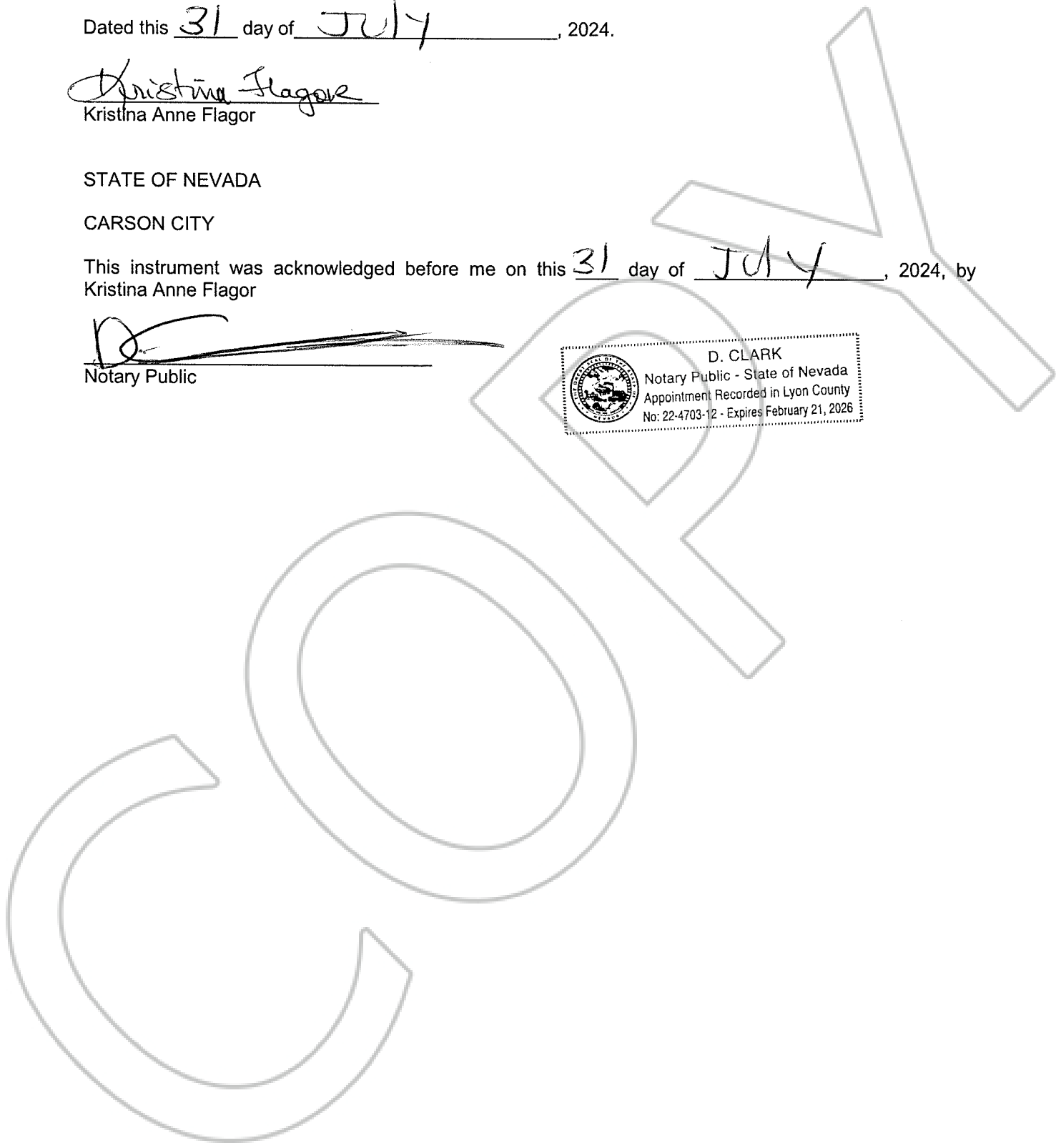
STATE OF NEVADA

CARSON CITY

This instrument was acknowledged before me on this 31 day of JULY, 2024, by
Kristina Anne Flagor

[Signature]
Notary Public

 D. CLARK
Notary Public - State of Nevada
Appointment Recorded in Lyon County
No: 22-4703-12 - Expires February 21, 2026



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-09-001-096
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other: _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

- | | | |
|---|-------|----------|
| 3. a. Total Value/Sale Price of Property: | _____ | \$0.00 |
| b. Deed in Lieu of Foreclosure Only (value of property) | _____ | (\$0.00) |
| c. Transfer Tax Value: | _____ | \$0.00 |
| d. Real Property Transfer Tax Due: | _____ | \$0.00 |

4. **IF EXEMPTION CLAIMED:**
- a. Transfer Tax Exemption, per NRS 375.090, Section: 5
- b. Explain Reason for Exemption: Adding spouse to title without consideration
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: [Signature] Capacity: _____ Escrow Officer _____
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Kristina Anne Flagor</u>	Print Name: <u>Jerit Troy Shuman and Kristina A. Flagor</u>
Address: <u>3661 Topaz Ranch Road</u>	Address: <u>3661 Topaz Ranch Road</u>
City: <u>Wellington</u>	City: <u>Wellington</u>
State: <u>Nevada</u> Zip: <u>89444</u>	State: <u>Nevada</u> Zip: <u>89444</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24042181-DC
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED