

DOUGLAS COUNTY, NV
RPTT:\$2425.80 Rec:\$40.00
\$2,465.80 Pgs=2

2024-1011726

09/03/2024 10:37 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1220-16-112-006
R.P.T.T.: \$2,425.80
Escrow No.: 24044284-SA
When Recorded Return To:
Bryan J. Van Meter and Leah C. Van Meter
1222 Fieldgate Court
Gardnerville, NV 89460

Mail Tax Statements to:
Bryan J. Van Meter and Leah C. Van Meter
1222 Fieldgate Court
Gardnerville, NV 89460

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James R. Neighbors and Zona G. Neighbors, Trustees of The Neighbors Family Trust dated August 13, 1990

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

Leah C. Van Meter and Bryan J. Van Meter, wife and husband and Judy C. Lance, an unmarried woman all as joint tenants with rights of survivorship

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

Lot 39, in Block C, of Final Map of Pleasantview, Phase 2, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on March 19th, 1992, as Book 392, Page 3138, as Document No. 273622, and as amended by Certificate of Amendment recorded May 23, 1994 as Document No. 338034.

Assessors Parcel No.: 1220-16-112-006

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

Dated this 29 day of AUGUST, 2024.

The Neighbors Family Trust dated August 13, 1990

BY: James R. Neighbors III
James R. Neighbors
Trustee


BY: Zona G. Neighbors
Zona G. Neighbors
Trustee

STATE OF NEVADA

CLAYTON COUNTY OF CLAYTON CITY

This instrument was acknowledged before me on this 29 day of AUGUST, 2024 by James R. Neighbors, as Trustee and Zona G. Neighbors, as Trustee of The Neighbors Family Trust dated August 13, 1990.

[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) 1220-16-112-006
 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: \$622,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$622,000.00
 d. Real Property Transfer Tax Due: \$2,425.80

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: *SA* Capacity: _____ Grantor *ESLOW*
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

James R. Neighbors and Zona G. Neighbors, Trustees of The Neighbors
 Print Name: Family Trust dated August 13, 1990
 Address: 2120 E. Long Street Apt 207
 City: Carson City
 State: NV Zip: 89706

Bryan J. Van Meter and Leah C. Van Meter and Judy C. Lance
 Print Name: Meter and Judy C. Lance
 Address: 1222 Fieldgate Court
 City: Gardnerville
 State: Nevada Zip: 89460

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24044284-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED