

DOUGLAS COUNTY, NV **2024-1011821**
RPTT:\$2242.50 Rec:\$40.00
\$2,282.50 Pgs=3 **09/04/2024 10:34 AM**
TICOR TITLE - CC (NVTH3K)
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1220-03-210-016
Tax/Map ID(s): 430887, 476559

Order No.: TTR2402185-DKC

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Dustin McDonald
27755 Sowles Rd
Galt, CA 95632

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$2,242.50

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

Nathaniel Englekirk, a married man as his Sole and Separate Property,

do(es) hereby GRANT, BARGAIN AND SELL to

Dustin McDonald, a married man

the real property situated in the County of Douglas, State of Nevada, described as follows:

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED

Dated: 9/3/2024

Nathaniel Englekirk

Nathaniel Englekirk

State of NEVADA

County of ~~DOUGLAS~~ Carson City
cm

This instrument was acknowledged before me on this 3rd day of September
2024, by

Nathaniel Englekirk

Cindy McTammany
Notary Public

[SEAL]

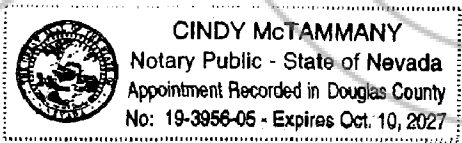


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1220-03-210-016
For Tax Map ID(s): 430887, 476559

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

Lot 14, Block D, as set forth on Final Subdivision Map LDA 01-047, Planned Unit Development for ARBOR GARDENS, PHASE 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada on October 18, 2002, Book 1002, Page 8115, as Document No. 555262, and by Certificate of Amendment recorded February 20, 2003, in Book 0203, at Page 7818, as Document No. 567590, and September 28, 2004 in Book 904, at Page 11209, as Document No. 625221.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
a. 1220-03-210-016
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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 575,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 575,000.00
d. Real Property Transfer Tax Due \$ 2,242.50

4. **If Exemption Claimed:**
a. Transfer Tax Exemption per NRS 375.090, Section NONE
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 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 *Dustin McDonald* Capacity: Grantor

Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Nathaniel Englekirk
Address: 3448 Tourmaline Dr
City: Carson City
State: NV Zip: 89705

Print Name: Dustin McDonald
Address: 1403 Honey Locust Ave
City: Gardnerville
State: NV Zip: 89410-7381

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

Print Name: Ticor Title of Nevada, Inc.
Address: 307 West Winnie Lane, Suite 1
City: Carson City

Escrow # TTR2402185
State: NV Zip: 89703