

DOUGLAS COUNTY, NV

**2024-1012008**

RPTT:\$3373.50 Rec:\$40.00

\$3,413.50 Pgs=2

**09/10/2024 10:29 AM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

**SHAWNYNE GARREN, RECORDER**

APN: 1320-31-513-007

R.P.T.T.: \$3,373.50

Escrow No.: 24043737-SA

When Recorded Return To:

Jacob Wilson and Renee Johnston

1741 Lavender Court

Minden, NV 89423

Mail Tax Statements to:

Jacob Wilson and Renee Johnston

1741 Lavender Court

Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

## GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Sara L. Cleary, a single woman**

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

**Jacob Wilson and Renee Johnston, husband and wife, as community property with right of survivorship**

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

Lot 14, in Block C, of Belarra Subdivision, Phase 3, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on September 18th, 1978, as Book 978, Page 1279, Document No. 25373.

Assessors Parcel No.: 1320-31-513-007

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

Dated this 28 day of August, 2024.

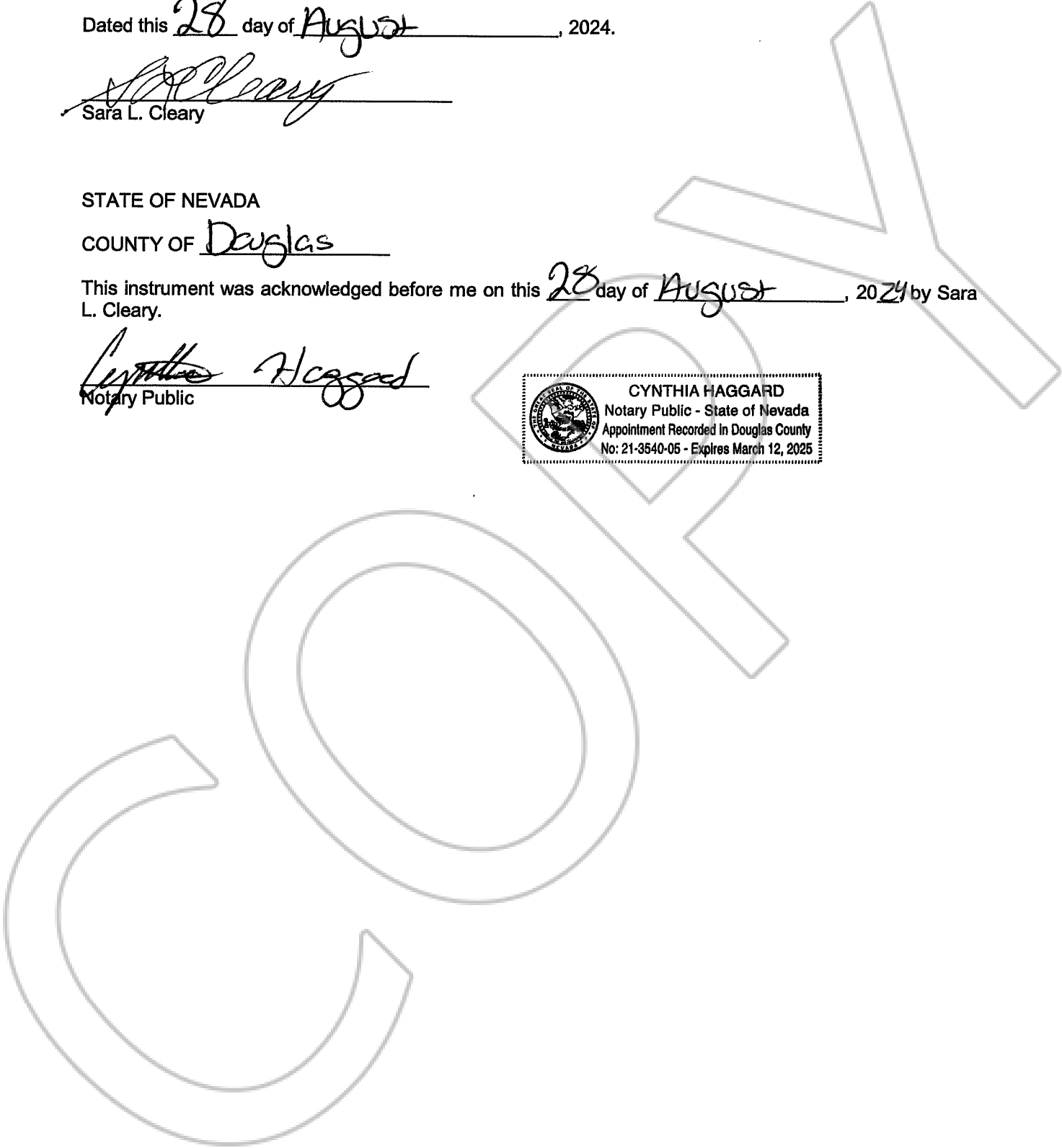
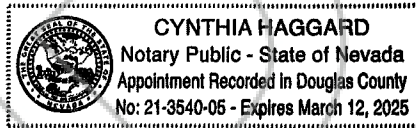
Sara L. Cleary  
Sara L. Cleary

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 28 day of August, 2024 by Sara L. Cleary.

Cynthia Haggard  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-31-513-007  
 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: \$865,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$865,000.00  
 d. Real Property Transfer Tax Due: \$3,373.50

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: *SJA* Capacity: Grantor *ESL 1020*  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Sara L. Cleary  
 Address: 1673 Lantana Drive  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Jacob Wilson and Renee Johnston  
 Address: 1741 Lavender Court  
 City: Minden  
 State: Nevada Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: First Centennial Title Company of Nevada Esc. #: 24043737-SA  
 Address: 1352 Hwy 395, Ste 114  
 City Gardnerville State: NV Zip: 89410