

DOUGLAS COUNTY, NV

2024-1012013

RPTT:\$2730.00 Rec:\$40.00

\$2,770.00 Pgs=3

09/10/2024 11:01 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1320-29-212-038
R.P.T.T.: \$2,730.00
Escrow No.: 24042977-SA
When Recorded Return To:
Sara Cleary
1673 Lantana Drive
Minden, NV 89423

Mail Tax Statements to:
Sara Cleary
1673 Lantana Drive
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Annette L. Duron, an unmarried woman

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

Sara Cleary, an unmarried woman

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 4 day of September, 2024.

Annette L. Duron
Annette L. Duron

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 4 day of September, 2024 by Annette L. Duron.

Cynthia Haggard
Notary Public

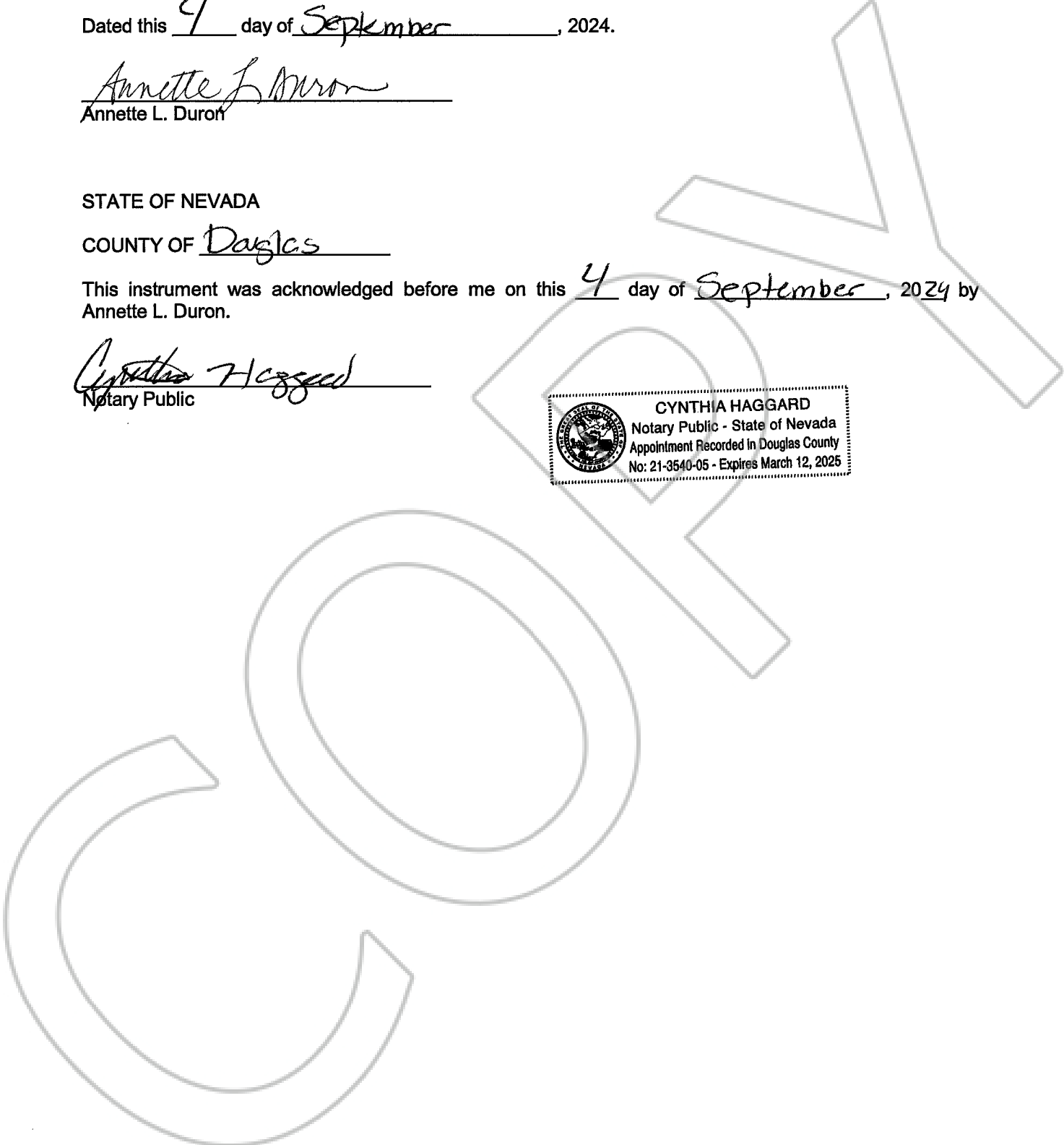


EXHIBIT "A"

PARCEL 1:

Lot 112, in Block B, of Winhaven, Phase 1, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on January 13th, 1989, as Document No. 194373.

PARCEL 2:

Together with a non-exclusive right of way for public road with incidents thereto, over and across all those certain names streets lying within the interior boundary lines of the herein above mentioned subdivision.

PARCEL 3:

Together with an appurtenant exclusive roadway easement as granted to Western Nevada Properties, Inc. a Nevada Corporation, more particularly described as Exhibit 2 "80 FOOT EASEMENT" set forth in Deed of Easement recorded July 9, 1986, in Book 786, of Official Records, at Page 782, Douglas County, Nevada, as Document No. 137346. Said Easement is further imposed in Deed of Public Easement recorded July 9, 1986 in Book 786, of Official Records, at Page 697, Douglas County, Nevada, as Document No. 137314.

PARCEL 4:

And further together with a non-exclusive public roadway easement executed by Western Nevada Properties, Inc., a Nevada Corporation, as more fully set forth in Deed of Public Easement recorded July 9, 1986 in Book 786, of Official Records, at Page 684, Douglas County, Nevada as Document No. 137311.

Assessors Parcel No.: 1320-29-212-038

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-29-212-038
 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: \$700,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$700,000.00
 d. Real Property Transfer Tax Due: \$2,730.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
 5. Partial Interest: Percentage Being Transferred: 100.00%

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 *Escrow*
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Annette L. Duron
 Address: 670 Harvard Street
 City: Englewood
 State: FL Zip: 34223

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Sara Cleary
 Address: 1673 Lantana Drive
 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. #: 24042977-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED