

WHEN RECORDED MAIL TO:

Connor Wasilewski
Morgan Hiers
1111 E. Musser Street
Carson City, NV 89701

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

Escrow No. 2203865-DKD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 004-101-10

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$1,287.00

SIGNED IN COUNTERPART**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Eric Thodal and Susan Hoy, as Co-Administrators of The Estate of Carl Ernest Thodal, deceased pursuant to Case No. 22 PBT 00082

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Connor Wasilewski, a single man and Morgan Hiers, a single woman, as joint tenants

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

The East 71.00 feet of the following described parcel:

Commencing at the Northwest corner of lot 1, block 2, as shown on the recorded map of Carson Meadows, Unit No. 1 as recorded in the office of the County Recorder of Ormsby County (now Carson City), on February 3, 1964; thence North 89°42'34" West, a distance of 5.46 feet along the southerly line of Musser Street; thence North 89°44'38" West, a distance of 213.00 feet, continuing along the southerly line of said Musser Street, to the true point of beginning; thence continue North 89°44'38" West, a distance of 141.50 feet to the point of intersection of the southerly line of Musser Street with the easterly line of the Valley Park Addition to Carson City, thence South 00°50'02" West, a distance of 110.00 feet, along said easterly line of Valley Park Addition; thence South 89°44'38" East, a distance of 142.61 feet; thence North 00°15'22" East, a distance of 110.00 feet, returning the true point of beginning.

APN: 004-101-10

Note: Document No. 145906 is provided pursuant to the requirements of Section 6.NRS 111.312.

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

The Estate of Carl Ernest Thodal

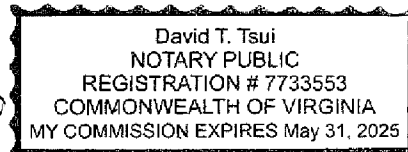
E. Thode CO-ADMINISTRATOR
Eric Thodal,
Co-Administrator

SIGNED IN COUNTERPART
Susan Hoy,
Co-Administrator

STATE OF ~~NEVADA~~ Virginia 09/22/2022
COUNTY OF ~~CARSON CITY~~ Augusta 09/22/2022

This instrument was acknowledged before me on 22nd September 2022
by Eric Thodal and Susan Hoy, as Co-Administrators

[Signature]
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant. Bargain. Sale Deed under escrow
No. 02203865.

UNOFFICIAL COPY

The Estate of Carl Ernest Thodal

SIGNED IN COUNTERPART

Eric Thodal,
Co-Administrator

Susan Hoy,
Co-Administrator

STATE OF NEVADA
COUNTY OF ~~CARSON CITY~~ Clark

} ss:

This instrument was acknowledged before me on, Sept. 21, 2022
by Eric Thodal and Susan Hoy, as Co-Administrators

Kendra Doyle
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02203865,

UNOFFICIAL COPY

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a. 004-101-10
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
i. Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 330,000.00
b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
c. Transfer Tax Value \$ 330,000.00
d. Real Property Transfer Tax Due: \$ 1,287.00

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%

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 *Eric Thodal* Capacity Agent
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Eric Thodal and Susan Hoy, as Co-Administrators of The Estate of Carl Ernest Thodal, deceased pursuant to Case No. 22 PBT 00082

Address: 8011 Tackett Lane

City: Bealeton

State: VA Zip: 22712

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Connor Wasilewski and Morgan Hiers

Address: 1111 E. Musser Street

City: Carson City

State: NV Zip: 89701

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc.

Escrow No.: 02203865-010-DKD

Address: 307 W. Winnie Lane Suite #1

City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED