

Assessor's Parcel No:
1318-15-612-022

Grantors declare:
Documentary Transfer Tax is : \$1,677.00
When Recorded Mail To:
(Tax Statements Same)

H. Robert Comlossy and Jacqueline S. Nelson
2299 Washington Avenue
South Lake Tahoe, CA 96150

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,
Ann Marie Ryan Michael and Paula Lou Ryan Brock and David J. Ryan, Successor Trustees of The Christine Ryan Revocable Trust dated July 5, 2006

Doe(s) hereby **GRANT, BARGAIN, SELL, and CONVEY** to
H. Robert Comlossy and Jacqueline S. Nelson, husband and wife, as Joint Tenants as to an undivided 1/3 interest; and Hunter Harris and Megan E. Comlossy, Registered Domestic Partners, as Community Property with Right of Survivorship as to an undivided 2/3 interest, all as Tenants in Common

All that certain property located and situated in the County of Douglas, State of Nevada, specifically described as follows:

Lot 47, in Block A, as shown on the map of ROUND HILL VILLAGE, UNIT NO. 2, filed August 31, 1965 in the office of the County Recorder of Douglas County, Nevada, as Document No. 29312.

WITNESS my hand this 10th day of March, 2015

The Christine Ryan Revocable Trust dated July 5, 2006


Ann Marie Ryan Michael


Paula Lou Ryan Brock


David J. Ryan

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of El Dorado

On ~~February~~^{March} 10, 2015 before me, C.M. Clymer, a Notary Public, personally appeared Ann Marie Ryan Michael and Paula Lou Ryan Brock and David J. Ryan who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: C.M. Clymer

Name: C.M. Clymer

(Typed or Printed) (Seal)



State Of Nevada
Declaration Of Value

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

1. Assessor Parcel Number(s)

- a) 1318-15-612-022
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) _____ Vacant Land
- b) **XX** 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:

3. Total Value/Sales Price of Property: \$ 430,000.00
Deed in Lieu of Foreclosure Only (value of property): \$.00
Transfer Tax Value: \$ 430,000.00
Real Property Transfer Tax Due: \$ 1,677.00

3. If Exemption Claimed:

Transfer Tax Exemption :
Explain Reason for Exemption:

1. 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 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 _____ Capacity GRANTEES
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

REQUIRED
ANN MARIE RYAN NICHOLS AND PAULA LEE E VAN BEEK AND ^{DAVID RYAN} ~~SUCCESSORS OF THE~~ TRUSTEES
Print Name: The Christine Ryan Revocable Trust

Address: P.O. Box 16437
City: South Lake Tahoe
State: CA Zip: 96151

BUYER (GRANTEE) INFORMATION

REQUIRED
Print Name: H. Robert Comlossy & Jacqueline S. Nelson & Hunter Harris & Megan E. Comlossy

Address: 2299 Washington Avenue
City: South Lake Tahoe
State: CA Zip: 96150

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Old Republic Title Company
Address: 2482 Lake Tahoe Blvd.
City: South Lake Tahoe State: CA Zip: 96150

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)