

APN: 1318-10-310-028

Escrow No. 00232790 - 001 - 10
RPTT 1,072.50
When Recorded Return to:
Sharon Ann Maginnis
1225 Springer Court
Reno, NV 89511
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That
Dennis P. Bryan, a widower, as to an undivided 50% interest, and Sharon Ann Maginnis, an
unmarried woman, as to an undivided 50% interest,

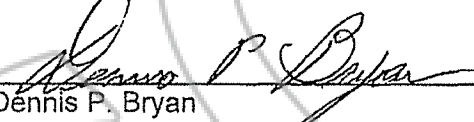
In consideration of \$10.00, the receipt of which is hereby acknowledged, do(es) hereby
Grant, Bargain, Sell and Convey to
Sharon Ann Maginnis, an unmarried woman,


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

See Exhibit A attached hereto and made a part hereof.

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

Witness my/our hand(s) this 5th day of Dec 2017


Dennis P. Bryan

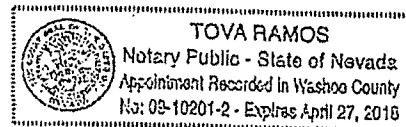

Sharon Ann Maginnis

STATE OF NEVADA
COUNTY OF Washoe

This instrument was acknowledged before me on Dec 5, 2017,

By Dennis P. Bryan and Sharon Ann Maginnis

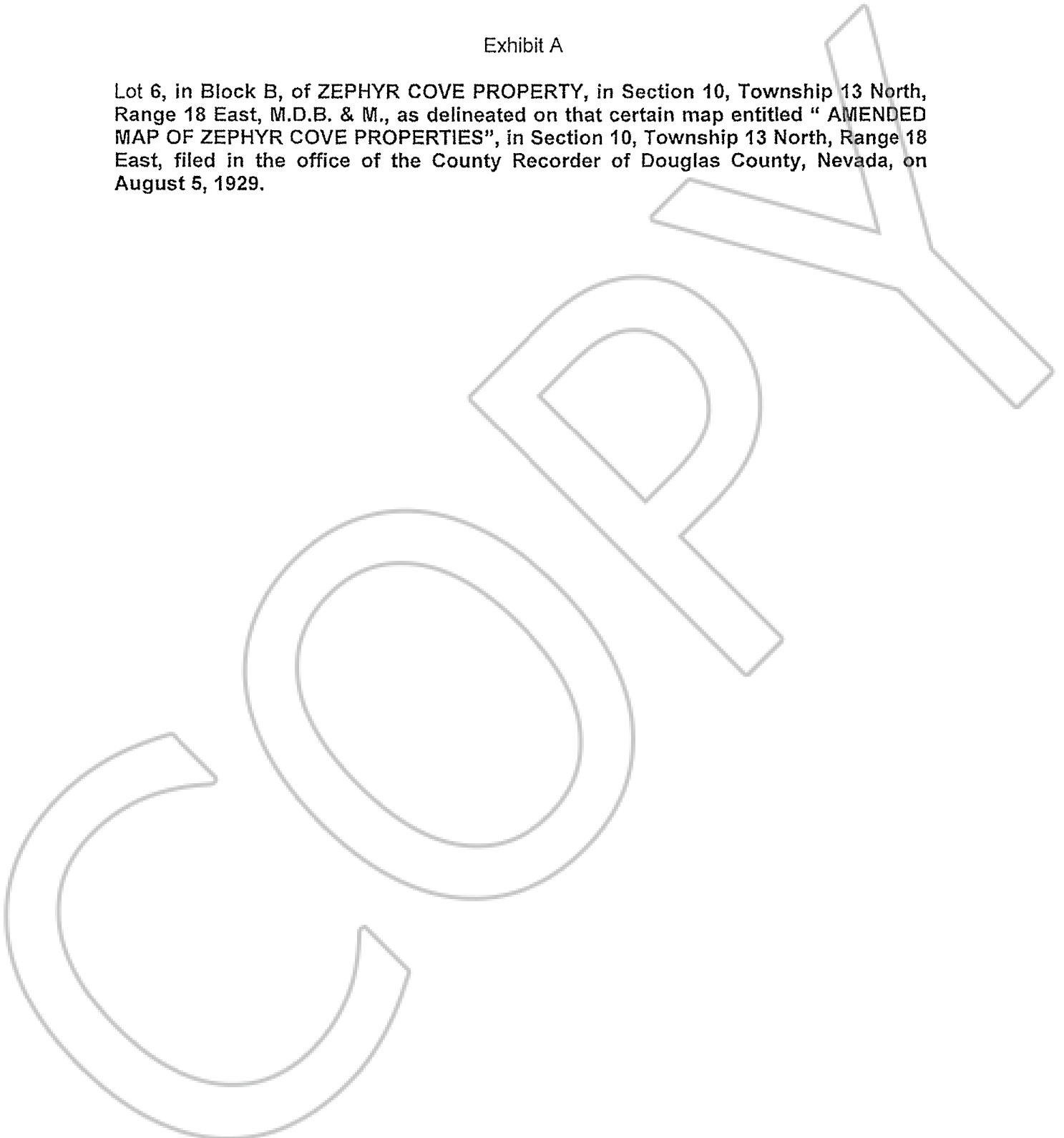

NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

Lot 6, in Block B, of ZEPHYR COVE PROPERTY, in Section 10, Township 13 North, Range 18 East, M.D.B. & M., as delineated on that certain map entitled " AMENDED MAP OF ZEPHYR COVE PROPERTIES", in Section 10, Township 13 North, Range 18 East, filed in the office of the County Recorder of Douglas County, Nevada, on August 5, 1929.



SPACE BELOW FOR RECORDER

1. APN: 1318-10-310-028

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	
Document Instrument No.:	
Book: _____	Page: _____
Date of Recording:	
Notes:	

STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$275,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$275,000.00
 Real Property Transfer Tax Due: \$ 1,072.50

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 <i>Dennis P. Bryan</i>	Capacity <i>grantor</i>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Dennis P. Bryan	Print Name: Sharon Ann Maginnis
Address: <i>1225 Springer Ct</i>	Address: <i>1225 Springer Ct</i>
City/State/Zip: <i>Reno NV 89511</i>	City/State/Zip: <i>Reno NV 89511</i>

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00232790-00110
Address: 1450 Ridgeview Dr., Ste. 100 Reno, NV 89519	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)