

DOUGLAS COUNTY, NV **2018-923146**  
RPTT:\$1458.60 Rec:\$35.00  
\$1,493.60 Pgs=3 12/03/2018 02:53 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

APN: 1220-21-110-011

**RECORDING REQUESTED BY:  
SIGNATURE TITLE COMPANY, LLC  
212 ELKS POINT RD, STE 445  
P.O. BOX 10297  
ZEPHYR COVE, NV 89448**

**MAIL RECORDABLE DOCS AND  
TAX STATEMENTS TO:**

**1278 KYNDAL WAY  
GARDNERVILLE, NV 89460**

**ESCROW NO: 11000474-JML**

RPTT \$1,458.60

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That Roger P. Van Alyne and Susan C. Van Alyne, husband and wife as joint tenants with right of survivorship**


**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:**

**Danny S. Wells and Mary M. Wells, Husband and wife as joint tenants with right of survivorship**

**all that real property situated in the City of Gardnerville, 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.**


  
\_\_\_\_\_  
Roger VanAllyne

  
\_\_\_\_\_  
Susan VanAllyne

STATE OF NEVADA } ss:  
COUNTY OF Douglas

This instrument was acknowledged before me on November 30, 2018.

by Roger VanAllyne & Susan VanAllyne,

  
\_\_\_\_\_  
Notary Public (seal)

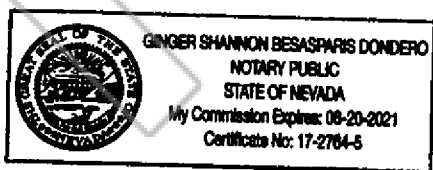
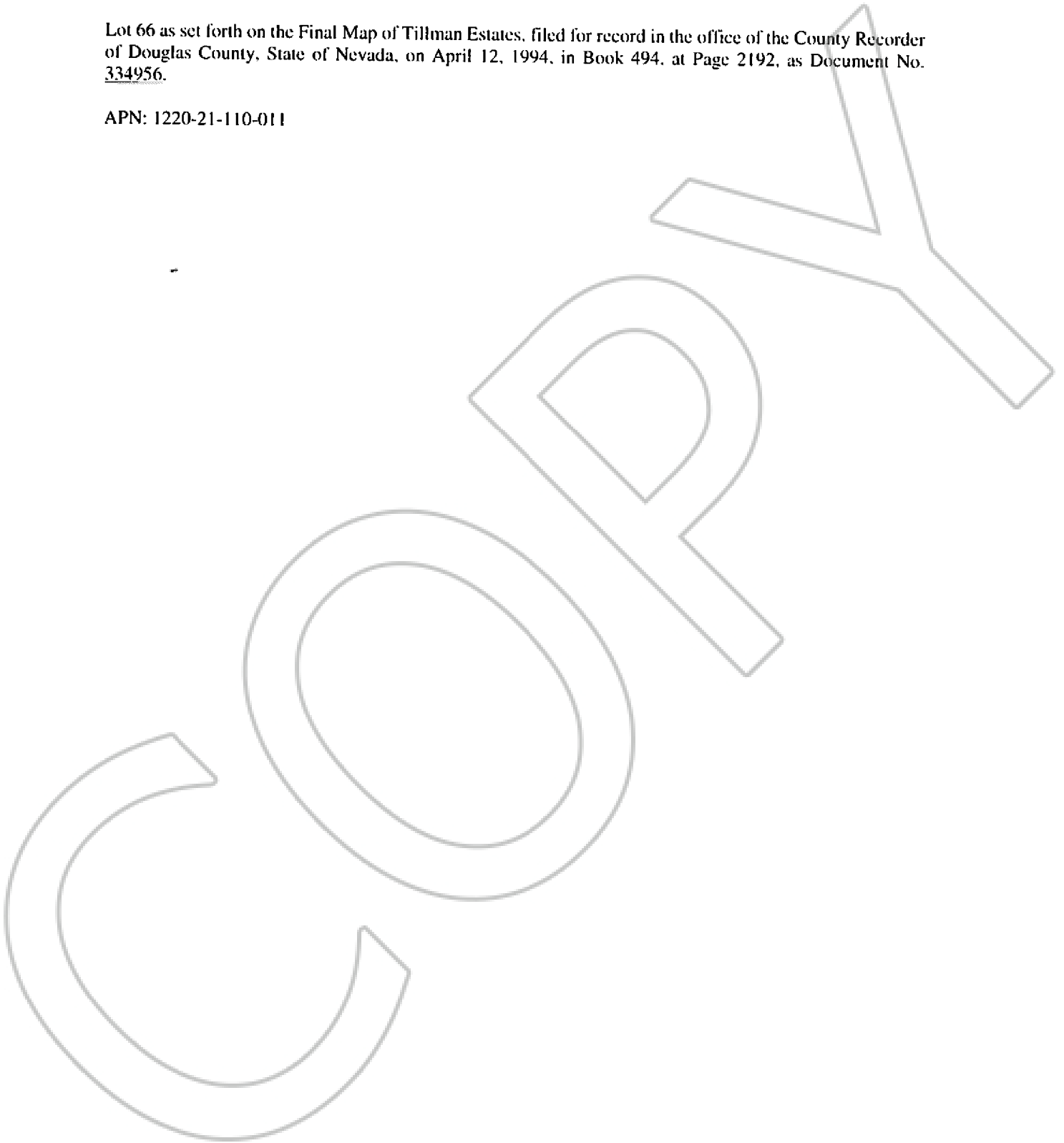


Exhibit A

Lot 66 as set forth on the Final Map of Tillman Estates, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on April 12, 1994, in Book 494, at Page 2192, as Document No. 334956.

APN: 1220-21-110-011



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1220-21-110-011
- 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
- Other

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

\$374,000.00

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value \$374,000.00

Real Property Transfer Tax Due: \$1,458.60

**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 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 Roger P Van Alyne Capacity Grantor

Signature D Wells Capacity Grantee Agent

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

**(Required)**

**(Required)**

Print Name: Roger P. Van Alyne

Print Name: Dan S Wells

Address: 1701 Crowne way  
Minden NV 89423

Address: 1278 Kendyal Way  
Gardnerville NV 89460

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Signature Title Company LLC Escrow #: 11000474-JML

Address: 212 Elks Point Road, Suite 445, PO Box 10297  
Zephyr Cove, NV 89448

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**