

A.P.N. 1318-22-002-021
RPTT \$2,106.00
RECORDING REQUESTED BY

DOUGLAS COUNTY, NV
RPTT:\$2106.00 Rec:\$35.00
\$2,141.00 Pgs=3
02/01/2019 02:32 PM
ETRCO
KAREN ELLISON, RECORDER

National Closing Solutions
1436 Industrial Way, #6
Gardnerville, NV 89410
101137-RTO
WHEN RECORDED MAIL THIS DEED
AND, UNLESS OTHERWISE SHOWN
BELOW, MAIL TAX STATEMENTS TO:

Kristi Kandel & Daniel Tepper
2775 Mesa Verde Dr. # U114
Costa Mesa, CA 92626

Please complete Affirmation Statement below:

- I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons (Per NRS 239B.030)
- I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law:

 Signature (Print name under signature) (State specific law)
Debbie Cimigotti **Agent**
 Title

Order Number: P-303156

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Thomas Sheahan, a single man

In consideration of \$0.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Kristi L/ Kandel, a single woman, and Daniel M/Tepper, an unmarried man, as tenants in common**

All that real property situated in the County of Douglas State of Nevada, bounded and described as follows:

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

Address: 132 Kahle Drive, Unit E & F, Stateline, NV 89449

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

Dated: January 29, 2019

Witness my hand this 29 day of January 2019.

 Thomas Sheahan

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) ss.

On 1-29-2019 before me, LILA M. ROHRICH, Notary Public personally appeared

Thomas Sheahan

, 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

Lila M. Rohrich

LILA M. ROHRICH



EXHIBIT "A"
LEGAL DESCRIPTION

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

PARCEL 1:

Lot 3 as shown on the map of STANFORD SQUARE, recorded September 9, 1980, in Book 980 of Official Records at Page 575, Douglas County, Nevada, as Document No. 48290.

PARCEL 2:

An undivided one-eighth (1/8th) interest in the Common Area as shown on said map.

Assessor's Parcel Number(s):
1318-22-002-021

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-22-002-021
 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. Total Value/Sales Price of Property: \$ 340,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 540,000.00
 Real Property Transfer Tax Due: \$ 2106.00

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: [Signature] Capacity: Seller
 Signature: [Signature] Capacity: Buyer

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Thomas Sheehan
 Address: 275 Orion Lane, Unit 10
 City: Stardine
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Daniel Tepper
 Address: 2775 Mesa Verde Dr E #W114
 City: Corte Miera
 State: CA Zip: 92626

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: Western Title ETRCO-607 Escrow # 101137-RW
 Address: 5390 Rietveld Ln #101
 City: Reno State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)