

Exempt pursuant to NRS 375.090(5)

The undersigned hereby affirms that this document submitted for recording does not contain a social security number.

Signed: Jennifer Lander

Prepared by: Jennifer Montante Vigneri, Esq. – Nevada Bar No.: 11846
Require Real Estate Solutions, LLC
5029 Corporate Woods Drive, Suite 225, Virginia Beach, VA 23462

Return to: Title365-Coraopolis, 345 Rouser Road, Suite 201, Coraopolis, PA 15108
File No. OS3200-19000677

Mail Tax Statement to: Eric Shane McWilliams, 1574 Jones Street, Minden, NV 89423

Tax No.: 1420-34-710-023

GRANT, BARGAIN, AND SALE DEED

That I/we, ERIC SHANE MCWILLIAMS, married and joined by his wife, LISA E. MCWILLIAMS, the undersigned (herein referred to as Grantor, whether one or more), do hereby grant, bargain, and sell to ERIC SHANE MCWILLIAMS, a married man, as Sole and Separate Property pursuant to NRS 123.170 (herein referred to collectively as Grantee) and do by these presents, Grantor hereby grants, bargains, sells and conveys unto Grantee all right, title and interest in that certain property situated in the City/Town of Minden, County of Douglas, State of Nevada, to-wit:

Lot 23 as shown on the Map of Sierra View Subdivision, filed in the Office of the County Recorder of Douglas County, Nevada on April 18, 1960, as File No. 15897.

Being the same property conveyed to Eric Shane McWilliams, a married man as his sole and separate property, by Grant, Bargain, Sale Deed from Janice Harriet McCauley, Trustee of the J.H. McCauley Living Trust dated August 21, 2009, recorded in Document No. 754965, in the Office of the County Recorder of Douglas County, Nevada. And further being the same property which is the subject of a Quitclaim Deed from Lisa E. Testa, spouse of grantee, to Eric Shane

McWilliams, a married man as his sole and separate property, recorded in Document No. 754966, in the Office of the County Recorder of Douglas County, Nevada.

Commonly known as: 1574 Jones Street, Minden, NV 89423

SUBJECT TO: 1. Current taxes and other assessments:
 2. Covenants, conditions, Reservations, Rights, Right of Way, and Easements now of record.

TOGETHER WITH all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

TO HAVE AND TO HOLD with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor does for Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that: (1) Previous to the time of execution of this conveyance, the Grantor has not conveyed the same property, or any right, title, or interest, to any person other than the Grantee, and (2) that the real property is, at the time of execution of the conveyance, free from encumbrances done, made, or suffered by the Grantor, or any person claiming under the Grantor.

The Grantor herein, LISA E. MCWILLIAMS, makes this deed for the purpose of relinquishing any and all spousal community or homestead interest to said property and to establish that said property is to be the sole and separate property of the Grantee herein.

WITNESS, Grantor's hand, this the 20 day of MARCH, 2019.



ERIC SHANE MCWILLIAMS (seal)



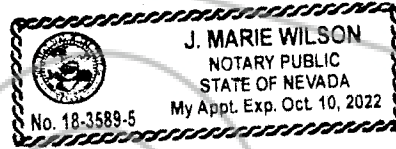
LISA E. MCWILLIAMS (seal)

ACKNOWLEDGEMENTS

STATE OF Nevada
COUNTY OF Douglas to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ERIC SHANE MCWILLIAMS has acknowledged the same before me in the County and State aforesaid, on this 20th day of March, 2019.

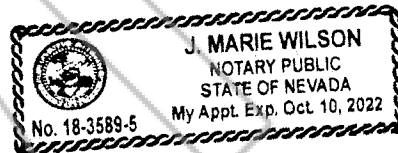
J. Marie Wilson
Notary Public
My Commission Expires: 10/10/2022



STATE OF Nevada
COUNTY OF Douglas to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LISA E. MCWILLIAMS has acknowledged the same before me in the County and State aforesaid, on this 20th day of March, 2019.

J. Marie Wilson
Notary Public
My Commission Expires: 10/10/2022



OS3200-19000677

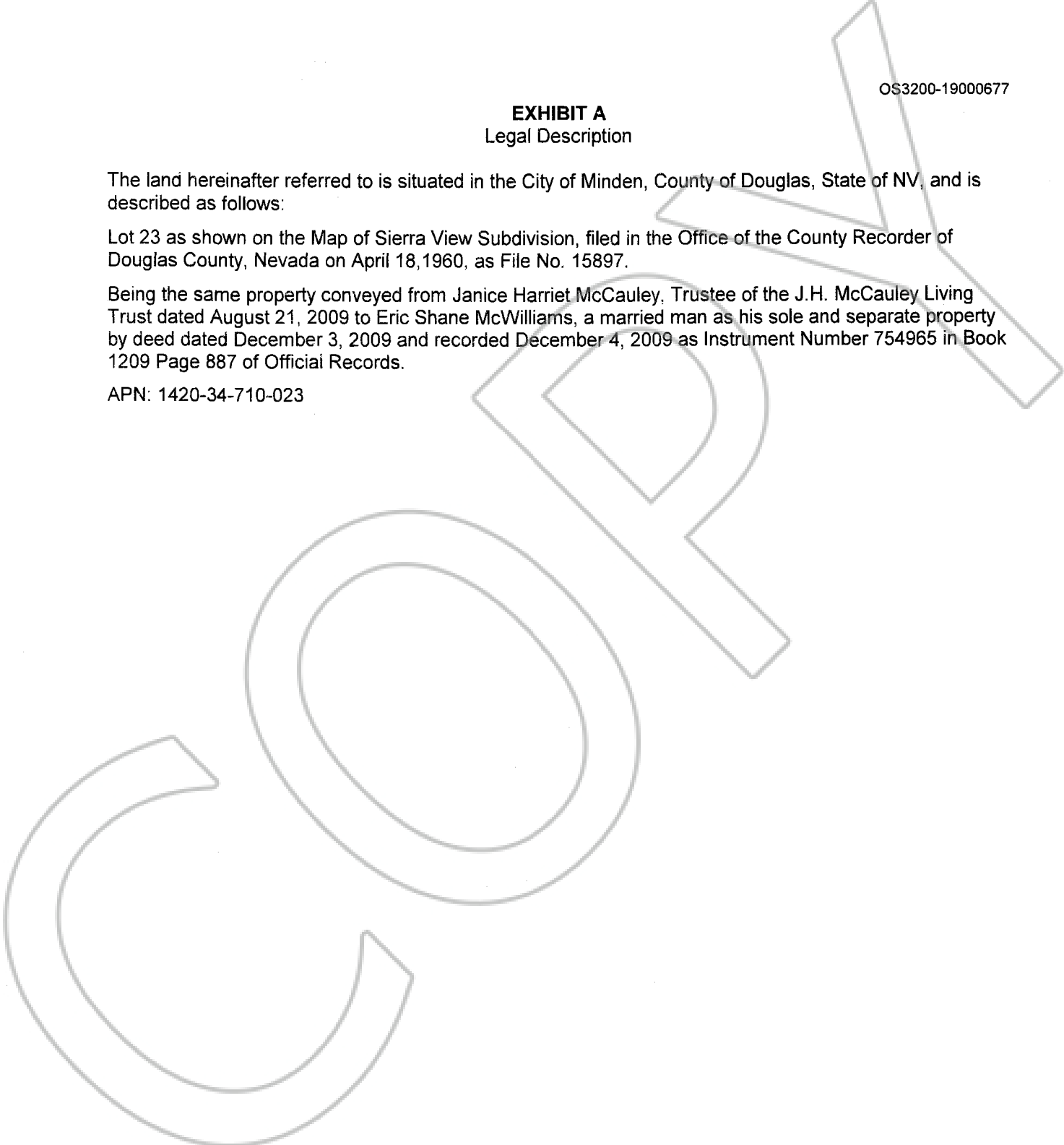
EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Minden, County of Douglas, State of NV, and is described as follows:

Lot 23 as shown on the Map of Sierra View Subdivision, filed in the Office of the County Recorder of Douglas County, Nevada on April 18, 1960, as File No. 15897.

Being the same property conveyed from Janice Harriet McCauley, Trustee of the J.H. McCauley Living Trust dated August 21, 2009 to Eric Shane McWilliams, a married man as his sole and separate property by deed dated December 3, 2009 and recorded December 4, 2009 as Instrument Number 754965 in Book 1209 Page 887 of Official Records.

APN: 1420-34-710-023



**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument # _____	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

1. Assessor Parcel Number(s)
 a) 1420-34-710-023
 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 _____

3. Total Value/Sales Price of Property: \$ 430,606.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 3
 b. Explain Reason for Exemption: Recognize true status- already sole and separate- lender required 2nd sole and separate to be recorded for refinance transaction

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 therein. 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 [Signature] Capacity Grantor
 Signature Jennifer Lander Capacity Agent on behalf for grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Lisa E. McWilliams
 Print Name: Eric Shane McWilliams and
 Address: 1574 Jones St
 City: Minden
 State: NV Zip 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Eric Shane McWilliams
 Address: 1574 Jones St
 City: Minden
 State: NV Zip 89423

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Visionet Systems, Inc Escrow # 053200-19000677
 Address: 183 Industrial Dr
 City: Pgh State PA Zip 15275

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)