

APN#: 1220-04-512-005

RPTT: \$1,006.20

Recording Requested By:  
Western Title Company

Escrow No.: 108467-WLD  
When Recorded Mail To:  
Shannon Jane McGuinness  
414 East Long St.  
Carson City, NV 89703

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature

  
Wendy Dunbar

Escrow Officer

**\*This document is executed in counterpart and is to be deemed one document**

\_\_\_\_\_  
**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Carol Muir, a single woman, James McGuinness, a single man, and Niall McGuinness, a married man as his sole and separate property (who acquired title as a single man) as joint tenants with right of survivorship

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Shannon Jane McGuinness, a single woman

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

Lot 22 as shown on the Final Map of CARSON VALLEY ESTATES SUBDIVISION, UNIT NO. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 23, 1970, as Document No. 50685, Official Records.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 10/01/2019

Carol Muir  
Carol Muir

*Co-tenant*

James McGuinness

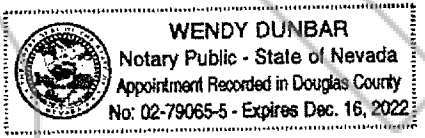
Niall McGuinness

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on October 3, 2019, By Carol Muir.

} ss



[Signature]  
Notary Public

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on October \_\_\_\_\_, 2019, By James McGuinness.

} ss

[Signature]  
Notary Public

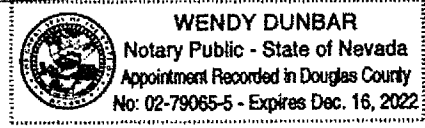
STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on October 3, 2019, By Niall McGuinness.

} ss

[Signature]  
Notary Public



\_\_\_\_\_  
Carol Muir

*James P. McGuinness*  
\_\_\_\_\_  
James McGuinness

\_\_\_\_\_  
Niall McGuinness

STATE OF FLORIDA } ss

COUNTY OF St. LUCIE

This instrument was acknowledged before me on October  
3, 2019, By Carol Muir.

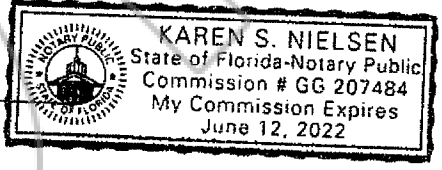
*Karen S. Nielsen*  
\_\_\_\_\_  
Notary Public

STATE OF FLORIDA } ss

COUNTY OF St. LUCIE

This instrument was acknowledged before me on October  
3, 2019, By James McGuinness.

*Karen S. Nielsen*  
\_\_\_\_\_  
Notary Public



STATE OF \_\_\_\_\_ } ss

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on October  
\_\_\_\_, 2019, By Niall McGuinness.

\_\_\_\_\_  
Notary Public

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-04-512-005

2. Type of Property:  
 a)  Vacant Land  
 c)  Condo/Twnhse  
 e)  Apt. Bldg  
 g)  Agricultural  
 i)  Other \_\_\_\_\_  
 b)  Single Fam. Res.  
 d)  2-4 Plex  
 f)  Comm'l/Ind'l  
 h)  Mobile Home

**FOR RECORDERS OPTIONAL USE ONLY**  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$258,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$258,000.00  
 Real Property Transfer Tax Due: \$1,006.20

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 *James D. Muir* Capacity GRANTOR  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Carol Muir, et al  
 Address: 741 Bluerock Rd.  
 City: Gardnerville  
 State: NV Zip: 89460

Print Name: Shannon Jane McGuinness  
 Address: 414 East Long St.  
 City: Carson City  
 State: NV Zip: 89703

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 108467-WLD

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