

DOUGLAS COUNTY, NV
RPTT:\$1267.50 Rec:\$40.00
\$1,307.50 Pgs=3
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2020-945716

05/06/2020 02:25 PM

WHEN RECORDED MAIL TO:
Brian McKerrihan
1402 Topaz Lane
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2000554-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1220-15-110-011
R.P.T.T. \$1,267.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Denny K. Cavnar, A single man

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

**Brian McKerrihan, An Unmarried Man and Alan McKerrihan and Jana McKerrihan, Wife and
Husband, as Joint Tenants**

**all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

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

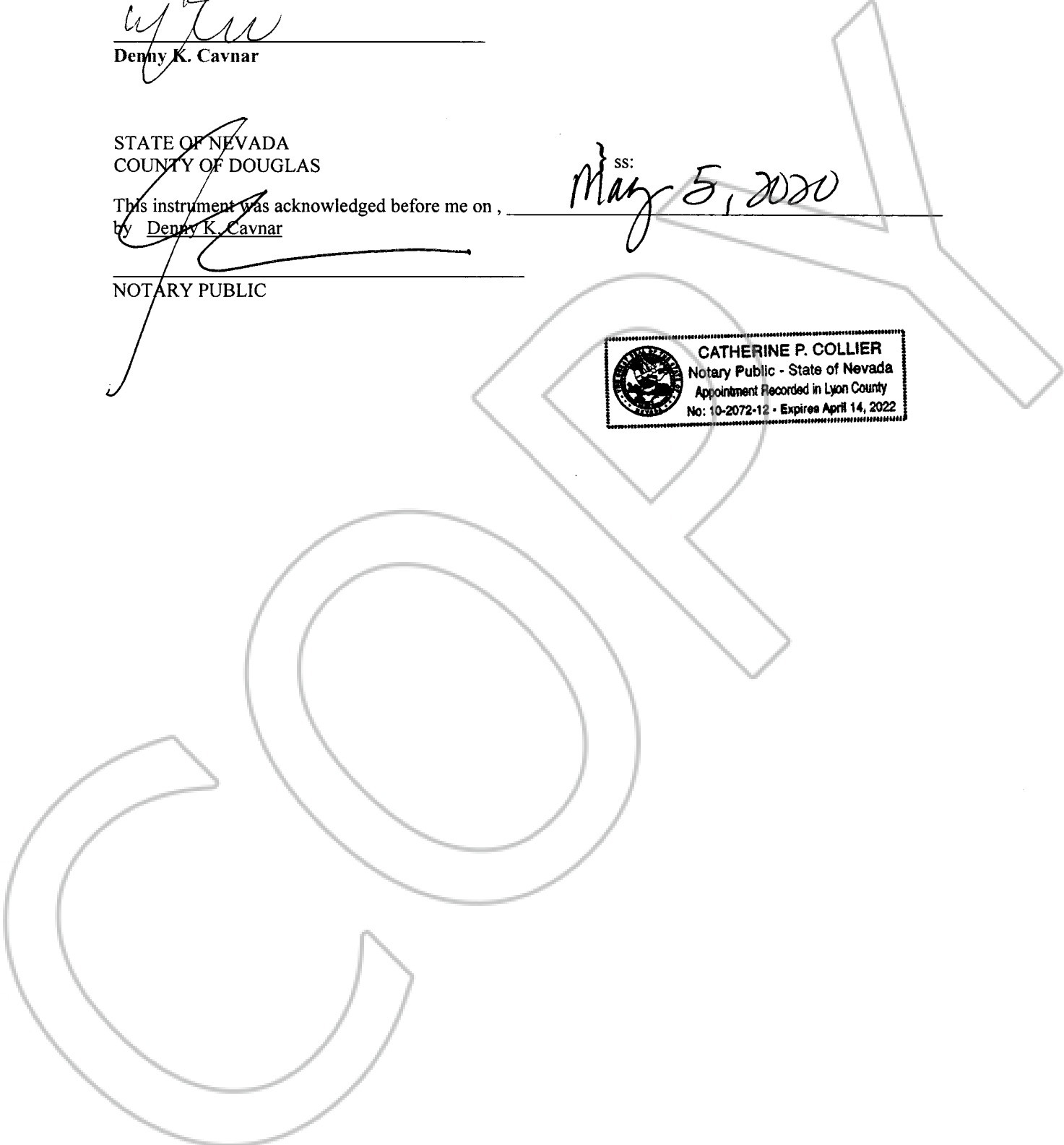
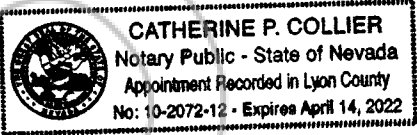
Denny K. Cavnar
Denny K. Cavnar

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on ,
by Denny K. Cavnar

ss: May 5, 2020

NOTARY PUBLIC



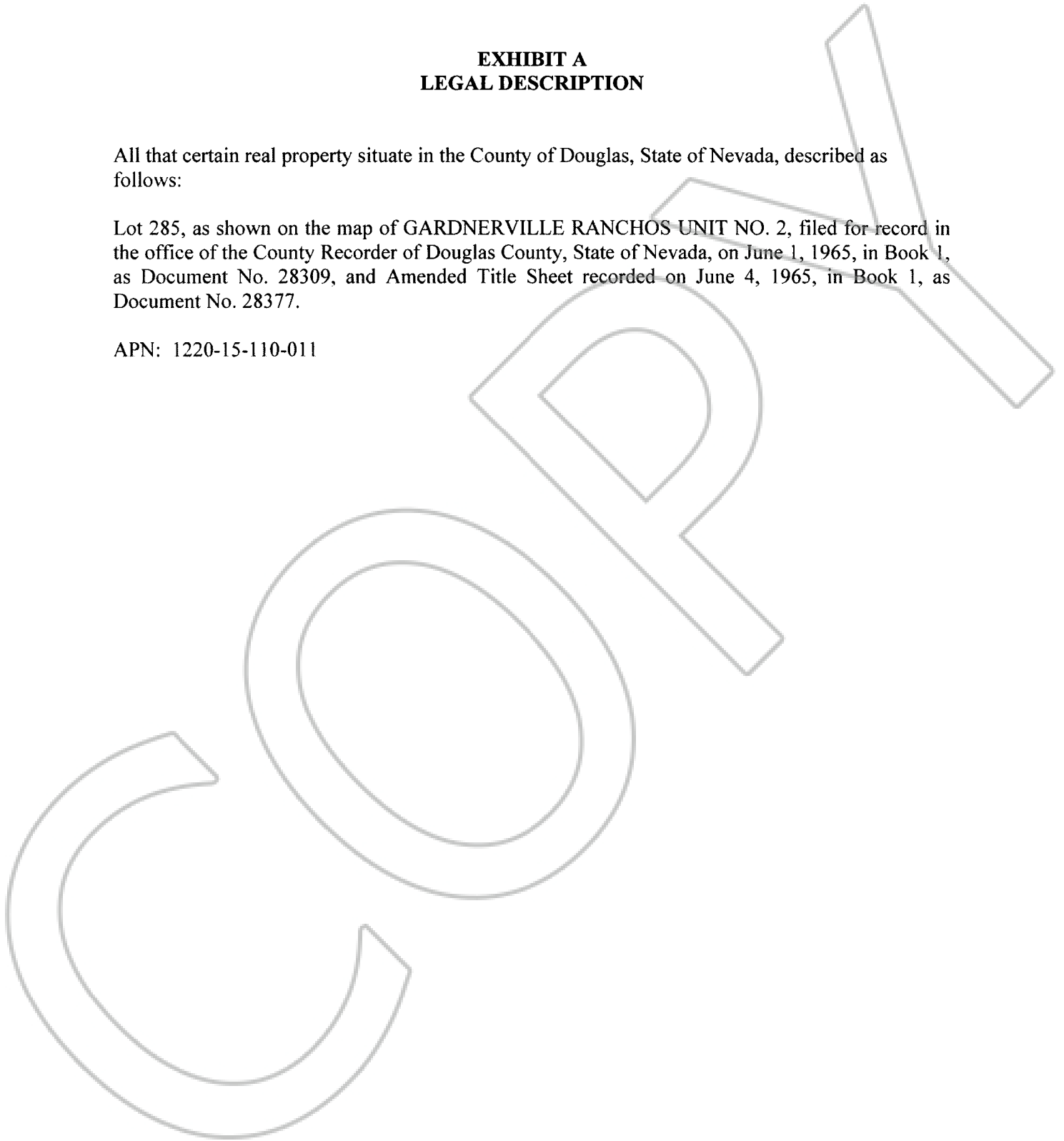
Escrow No. 2000554-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 285, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965, in Book 1, as Document No. 28309, and Amended Title Sheet recorded on June 4, 1965, in Book 1, as Document No. 28377.

APN: 1220-15-110-011



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-15-110-011
 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
 i. Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ 325,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 325,000.00
 d. Real Property Transfer Tax Due: \$ 1,267.50

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 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 _____ Capacity agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Denny K. Cavnar
 Address: 1463 Hwy 395
 City: Gardnerville
 State/Zip: NV 89460

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Brian McKerrihan et al
 Address: 1402 TD parlone
 City: Gardnerville
 State/Zip: NV 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02000554-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED