

APN# : 1420-34-301-008

RPTT: S-0-

Recording Requested By:

Western Title Company

Escrow No. 115975-SLA

When Recorded Mail To:

James Robert Cheatley

2670 Kayne Avenue

Minden, NV 89423

Mail Tax Statements to: (deeds only)

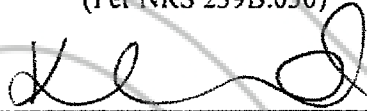
Same as Above

(space above for Recorder's use only)

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



Sherry Ackermann

Escrow Officer

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 Shannon Cheatley, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to James Robert Cheatley, a married man as his sole and separate property all that real property situated in the City of Minden, County of Douglas, State of Nevada described as follows:

See Exhibit "A" attached

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

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: 07/17/2020

Shannon Cheatley
Shannon Cheatley

STATE OF CA

COUNTY OF Orange } ss

This instrument was acknowledged before me on

July 17, 2020
by Shannon Cheatley

[Signature]
Notary Public


 **DAVE ORTIZ**
COMM. #2188813
Notary Public - California
Orange County
My Comm. Expires Apr. 25, 2021

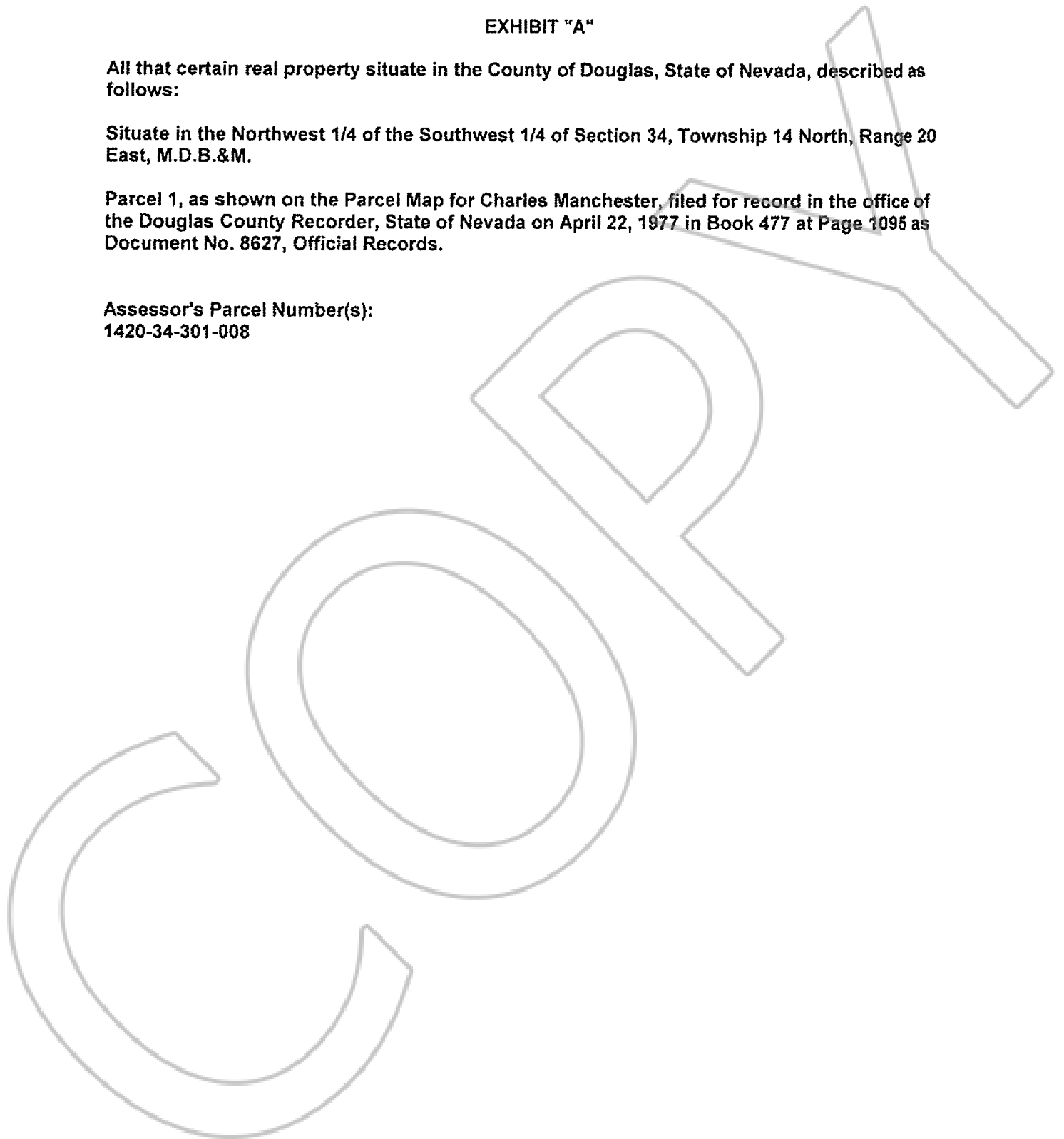
EXHIBIT "A"

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

Situate in the Northwest 1/4 of the Southwest 1/4 of Section 34, Township 14 North, Range 20 East, M.D.B.&M.

Parcel 1, as shown on the Parcel Map for Charles Manchester, filed for record in the office of the Douglas County Recorder, State of Nevada on April 22, 1977 in Book 477 at Page 1095 as Document No. 8627, Official Records.

**Assessor's Parcel Number(s):
1420-34-301-008**



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-34-301-008

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
 NOTES: _____

3. Total Value/Sales Price of Property: \$ 0
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ 0
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: wife deeding to husband no consideration

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 _____ Capacity Grantor
 Signature _____ Capacity _____

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

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

Print Name: Shannon Cheatley
 Address: 32531 Via Los Santos
 City: San Juan Capistrano
 State: CA Zip: 92675

Print Name: James Robert Cheatley
 Address: 2670 Kayne Ave
 City: Minden
 State: NV Zip: 89423

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. #: 115975-SLA

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