

A.P.N.: 1420-34-610-009
File No: 143-2593175 (mk)
R.P.T.T.: \$2,944.50

When Recorded Mail To: Mail Tax Statements To:
Joshua Sheehan and Rachelle Sheehan
2708 Kaleb Court
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Scott L. Riley and Thea L. Riley, Trustees of The Riley Family 2018 Trust, dated June 14, 2018

do(es) hereby *GRANT, BARGAIN and SELL* to

Joshua Sheehan and Rachelle Sheehan, husband and wife as joint tenants with right of survivorship

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

LOT 9 IN BLOCK 1, AS SET FORTH ON THE FINAL SUBDIVISION MAP LDA # 01-069 FOR BRAMWELL HOMESTEAD, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON AUGUST 12, 2002, IN BOOK 802 OF OFFICIAL RECORDS, AT PAGE 3324, AS DOCUMENT NO. 549307.

TOGETHER 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.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 06/09/2020

Scott L. Riley and Thea L. Riley, Trustees of The
Riley Family 2018 Trust dated June 14, 201

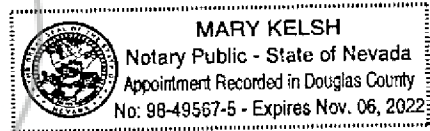
Scott L. Riley
Scott L. Riley, Trustee

Thea L. Riley
Thea L. Riley, Trustee

STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on *July 23, 2020* by
Scott L. Riley and Thea L. Riley, Trustees.

Mary Kelsh
Notary Public
(My commission expires: *11-6-22*)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 09, 2020** under Escrow No. **143-2593175**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-34-610-009
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$755,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$755,000.00
 d) Real Property Transfer Tax Due \$2,944.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]

Capacity: Agent

Signature: _____

Capacity: _____

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

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

Print Name: Scott L. Riley and Thea L. Riley,
Trustees of The Riley Family 2018

Print Name: Joshua Sheehan and
Rachelle Sheehan

Address: 1781 Watson Ct

Address: 2708 Kaleb Court

City: Gardnerville

City: Minden

State: NV Zip: 89410

State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Insurance
Company

File Number: 143-2593175 mk/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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