

APN: 1318-15-110-039  
R.P.T.T.: \$2,145.00  
Escrow No.: 20006464-DR  
When Recorded Return To:  
James A. O'Connell and Diane L. O'Connell  
2252 Beckett Drive  
El Dorado Hills, CA 95762

Mail Tax Statements to:  
James A. O'Connell and Diane L. O'Connell  
2252 Beckett Drive  
El Dorado Hills, CA 95762

DOUGLAS COUNTY, NV  
RPTT:\$2145.00 Rec:\$40.00  
\$2,185.00 Pgs=3  
2020-950813  
08/14/2020 01:53 PM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

SPACE ABOVE FOR RECORDER'S USE

## GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Erica Lynn Darke, a married woman, as her sole and separate property and Ashley Elizabeth Moss, a single woman**

do(es) hereby Grant, Bargain, Sell and Convey to

**James A. O'Connell and Diane L. O'Connell, husband and wife as joint tenants**

all that real property situated in the City of Zephyr Cove, County of Douglas, State of Nevada, described as follows:

Parcel No. 1:

Lot 39, of Pinewild, a Condominium, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on June 26, 1973, as Document No. 67150.

Parcel No. 2:

The exclusive right to the use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Areas" on the Subdivision Map referred to in Parcel No. 1, above.

Parcel No. 3:

An undivided interest as tenants in common in and to that portion of the real property described on the Subdivision Map referred to in Parcel No. 1, above, defined in the Amended Declaration of Covenants, Conditions, and Restrictions of Pinewild, a Condominium Project, recorded March 11, 1978, in Book 374, Official Records, at Page 193 as Limited Common Area and thereby allocated to the unit described in Parcel No. 1, above and excepting unto Grantor non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

Parcel No. 4:

Non-exclusive easements appurtenant to Parcel No. 1, above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in the Declaration of Covenants, Conditions and Restrictions of Pinewild, more particularly described in the description of Parcel No. 3, above.

Assessors Parcel No.: 1318-15-110-039

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



Dated this 11 day of August, 2020.

Erica Lynn Darke  
Erica Lynn Darke


Ashley Elizabeth Moss  
Ashley Elizabeth Moss

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 11 day of Aug, 2020, by Erica Lynn Darke and Ashley Elizabeth Moss.

Dena Reed  
Notary Public

 **DENA REED**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 03-80676-5 - Expires March 14, 2023

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-15-110-039  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |   |   |
|---|---|
| a) <input type="checkbox"/> Vacant Land             | b) <input type="checkbox"/> Sgl. Fam. Residence |
| c) <input checked="" type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex            |
| e) <input type="checkbox"/> Apt. Bldg.              | f) <input type="checkbox"/> Comm'/Ind'l         |
| g) <input type="checkbox"/> Agricultural            | h) <input type="checkbox"/> Mobile Home         |
| <input type="checkbox"/> Other: _____               |   |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$550,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$550,000.00  
 d. Real Property Transfer Tax Due: \$2,145.00
4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_
5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: *Erica Lynn Darke* Capacity: \_\_\_\_\_ Grantor  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

Print Name: Erica Lynn Darke and Ashley Elizabeth Moss  
 Address: PO Box 1956  
 City: Zephyr Cove  
 State: NV Zip: 89448

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

Print Name: James A. O'Connell and Diane L. O'Connell  
 Address: 600 Highway 50 #39 2252 Beckett Drive  
 City: Zephyr Cove El Dorado Hills  
 State: Nevada CA Zip: -89448-95762

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20006464-DR  
 Address: 896 W Nye Ln, Ste 104  
 City Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED