

DOUGLAS COUNTY, NV  
RPTT:\$1751.10 Rec:\$40.00  
\$1,791.10 Pgs=2  
TICOR TITLE - CC (NVTH3K)  
KAREN ELLISON, RECORDER

2020-952329

09/10/2020 03:29 PM

WHEN RECORDED MAIL TO:  
Steven Andrew Walsh  
Malena Viola Winther Whalen  
715 Hornet Dr  
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:  
Same As Above

Escrow No. 2005836-DKD

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.: 1220-21-610-175  
R.P.T.T. \$1,751.10

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That All His LLC a Nevada limited liability company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,  
Bargain, Sell and Convey to Steven Andrew Walsh and Malena Viola Winther Whalen, Husband and Wife,  
as Joint Tenants with Right of Survivorship

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

Lot 530 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, according to the map  
thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973,  
in Book 573, Page 1026, as File No. 66512, Official Records

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

Signature and notary acknowledgement on page two.

All His LLC a Nevada limited liability company

AB

Anthony Bartone, Managing Member

Ashley Bartone

Ashley Bartone, Managing Member

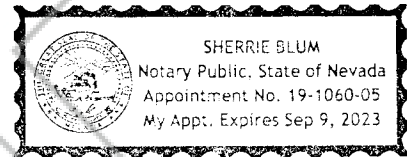
STATE OF NEVADA  
COUNTY OF ~~CARSON CITY~~ DOUGLAS

} ss:

This instrument was acknowledged before me on , September 9, 2020  
by All His LLC a Nevada limited liability company, Anthony Bartone and Ashley Bartone

[Signature]

NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02005836.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-21-610-175  
 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: \$ 449,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 449,000.00  
 d. Real Property Transfer Tax Due: \$ 1,751.10

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 AK Capacity Grantor  
 Signature Ashtley Bantore Capacity Grantor

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: All His LLC a Nevada limited liability company  
 Address: 2980 Hot Springs Rd  
 City: Primm  
 State: NV Zip: 89403

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Steven Andrew Walsh, ETAL  
 Address: 715 Flomat Dr  
 City: Carsonville  
 State: NV Zip: 89400

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02005836-010-DKD  
 Address: 307 W. Winnie Lane Suite #1  
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED