

DOUGLAS COUNTY, NV **2020-952490**  
RPTT:\$6630.00 Rec:\$40.00  
\$6,670.00 Pgs=3 09/14/2020 02:27 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

APN: 1418-11-412-016

**RECORDING REQUESTED BY:**  
SIGNATURE TITLE COMPANY LLC  
212 ELKS POINT ROAD, SUITE 445, PO  
BOX 10297  
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND  
Tax Statements to:**  
Anne Luyat and Michael Luyat  
335 ski Way Apt 319  
Incline Village, NV 89413

ESCROW NO: 11001024-JML

RPTT \$6,630.00

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **James P. Meenan and Charlene Meenan** Trustee of The **Shamrock Trust** dated **November 3, 2005**

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


**Margaret Anne Luyat and Michael Luyat a single man as to an undivided 50% as joint tenants with rights of survivorship**

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

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

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

James P Meenan and Charlene Meenan, Trustees of  
The Shamrock Trust dated Novemr 3, 2005

  
James P. Meenan, Trustee

  
Charlene Meenan, Trustee

STATE OF NEVADA  
COUNTY OF Douglas

} ss:

This instrument was acknowledged before me on September 11, 2020

by James P Meenan + Charlene Meenan

Notary Public

(seal)



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Lot 94, in Block E, as shown on the map of AMENDED MAP OF GLENBROOK UNIT NO. 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, October 13, 1978, in Book 1078 of Maps, Page 999 as Document No. 26250, and on the Second Amended Map of GLENBROOK UNIT NO. 2, filed in the office of the Recorder on January 30, 1980, in Book 180, Page 1512 Document No. 41035, Official Records.

**PARCEL 2:**

The exclusive right to use for garage purposes that parcel designated as "G.E." 94, in Block E, as shown on the Amended Map of GLENBROOK UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada on October 13, 1978, and as shown on the second Amended Map of GLENBROOK UNIT NO. 2, filed on January 30, 1980, Douglas County, Nevada records, as Document No. 41035.

APN: 1418-11-412-016

# STATE OF NEVADA DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
  - a. 1418-11-412-016
  - 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'/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: \$ 1,700,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_
- c. Transfer Tax Value \$ 1,700,000.00
- d. Real Property Transfer Tax Due: \$ 6,630.00

- 4. **If Exemption Claimed**
  - a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
  - b. Explain Reason for Exemption: \_\_\_\_\_

- 5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 [Signature] Capacity Grantee

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

Print Name: The Shamrock Trust dated November 3, 2005

Address: PO box 226

City: Glenbrook

State: NV Zip: 89413

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

Print Name: Margaret Anne Luyat and Michael Luyat

Address: 335 Ski way apt 319

City: Incline village

State: NV Zip: 89413

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**

Print Name: Signature Title Company LLC Escrow No.: 11001024-110-JML

Address: 212 Elks Point Road, Suite 445, PO Box 10297

City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED