

DOUGLAS COUNTY, NV
RPTT:\$5538.00 Rec:\$40.00
\$5,578.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2020-952599

09/16/2020 08:08 AM

APN# : 1319-03-210-006

RPTT: \$5,538.00

Recording Requested By:

Western Title Company

Escrow No.: 118967-WLD

When Recorded Mail To:

John S. Wagnon and Deborah K.
Wagnon

P.O. Box 1692
Genoa, NV 89411

Mail Tax Statements to: (deeds only)

Same as Above

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 _____


Wendy Dunbar

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

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

Joseph E. Regan and Shirley J. Regan, Trustees of The Regan Living Trust dated November 11, 1993

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

John S. Wagnon and Deborah K. Wagnon, husband and wife as community property with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Genoa, County of Douglas State of Nevada bounded and described as follows:

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

Parcel 1:

Lot 47 as shown on the Final Subdivision Map, Planned Unit Development PD 04-001 for EAGLE RIDGE AT GENOA, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 29, 2005 in Book 705, Page 13949, as Document No. 650856.

Parcel 2:

An easement for ingress and egress over private streets and common areas as shown and delineated on said map.

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

Dated: 09/09/2020

The Regan Living Trust

Joseph E. Regan
Joseph E. Regan, Trustee

Shirley J. Regan
Shirley J. Regan, Trustee

STATE OF Nevada

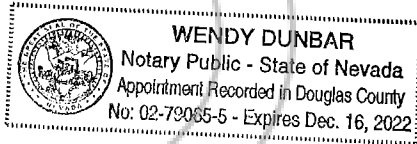
COUNTY OF Douglas } SS

This instrument was acknowledged before me on

9-11-2020

By Joseph E. Regan and Shirley J. Regan.

Wendy Dunbar
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

a) 1319-03-210-006

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:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$1,420,000.00

\$1,420,000.00

\$5,538.00

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%

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 disallowance of any claimed exception, 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 Escrow Agent

Signature: _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Joseph E. Regan and Shirley J. Regan, Trustees of The Regan Living Trust dated November 11, 1993

Address: 1425 Stonegate Ct.
City: Gardnerville
State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: John S. Wagnon and Deborah K. Wagnon

Address: P.O. Box 692
City: Reno
State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC

Esc. #: 118967-WLD

Address: Douglas Office
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)