

DOUGLAS COUNTY, NV **2020-952774**
RPTT:\$2447.25 Rec:\$40.00
\$2,487.25 Pgs=3 **09/17/2020 03:26 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1318-23-213-023
R.P.T.T.: \$2,447.25
Escrow No.: 20007684-RB
When Recorded Return To:
Jesse Daniel McGannon
96 Lake Village Drive D
Zephyr Cove, NV 89448

Mail Tax Statements to:
Jesse Daniel McGannon
96 Lake Village Drive D
Zephyr Cove, NV 89448

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Kerry Richard and Tammy Richard, Trustees of Richard Family Trust, established March 10, 2016

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

Jesse Daniel McGannon, a single man

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

Lot 52D, of Lake Village #2D, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on June 5th, 1972, as Document No. 59803.

Assessors Parcel No.: 1318-23-213-023

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

Dated this 14th day of Sept., 2020.

Richard Family Trust, established March 10, 2016

BY: [Signature]
Kerry Richard
Trustee

BY: [Signature]
Tammy Richard
Trustee

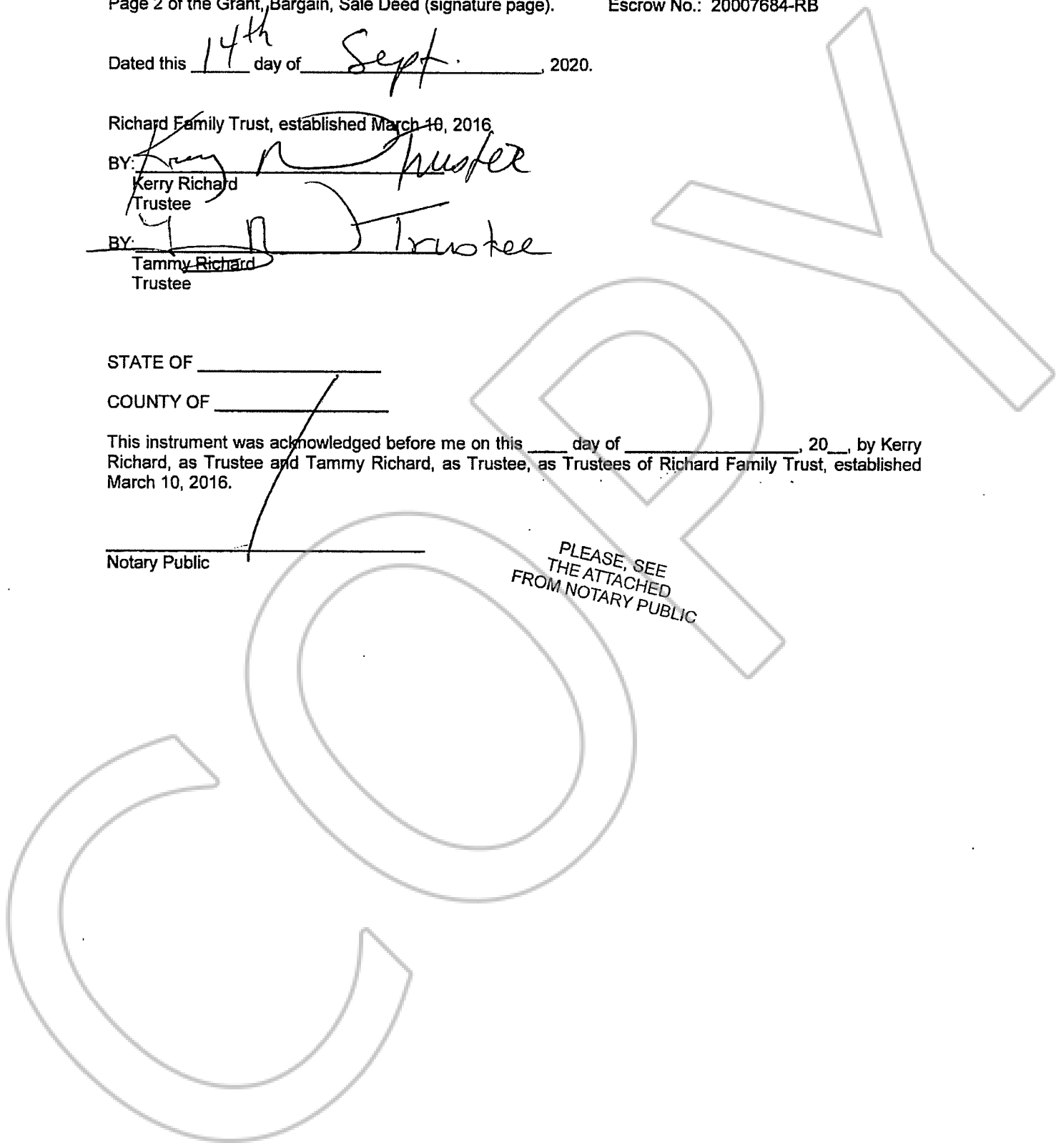
STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Kerry Richard, as Trustee and Tammy Richard, as Trustee, as Trustees of Richard Family Trust, established March 10, 2016.

Notary Public

PLEASE, SEE
THE ATTACHED
FROM NOTARY PUBLIC



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of contra costa

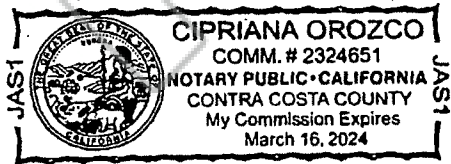
On 9/14/2020 before me, Cipriana Orozco Notary Public
(insert name and title of the officer)

personally appeared Kerry Richard and Tammy Richard
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ they executed the same in ~~his~~ ~~her~~ their authorized capacity(ies), and that by ~~his~~ ~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Cipriana* (Seal)



pg 2 of the grant, Bargain, sale deed

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-23-213-023
 b) _____
 c) _____
 d) _____

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

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

3. a. Total Value/Sale Price of Property: \$627,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$627,500.00
 d. Real Property Transfer Tax Due: \$2,447.25

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: Jesse Daniel McGannon Capacity: Grantor
 Signature: _____ Capacity: Grantee

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

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

Print Name: Kerry Richard and Tammy Richard,
Trustees of Richard Family Trust,
established March 10, 2016
 Address: 611 Colmar Court
 City: Danville
 State: CA Zip: 94506

Print Name: Jesse Daniel McGannon
 Address: 90 Lake Village Dr
 City: Zephyr Cove
 State: NV Zip: 89448

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20007684-RB
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED