

DOUGLAS COUNTY, NV **2020-956289**  
RPTT:\$2788.50 Rec:\$40.00  
\$2,828.50 Pgs=2 11/12/2020 02:02 PM  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1420-35-310-024  
File No: 143-2604303 (mk)  
R.P.T.T.: \$2,788.50

When Recorded Mail To: Mail Tax Statements To:  
Robert J Stevens  
PO BOX 27  
Stinson Beach , CA 94970

***GRANT, BARGAIN and SALE DEED***

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

Dennis M. Geary and Janet M. Geary, husband and wife as Joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Robert J Stevens, a married man as his sole and separate property

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

**LOT 24 IN BLOCK B AS SET FORTH ON THE FINAL SUBDIVISION MAP FSM #94-04-01 FOR SKYLINE RANCH PHASE I FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON MAY 11, 2001 IN BOOK 0501, OF OFFICIAL RECORDS, PAGE 3298 AS DOCUMENT NO. 514006.**

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1420-35-310-024  
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$715,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$715,000.00  
 d) Real Property Transfer Tax Due \$2,788.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: \_\_\_\_\_  
 Signature: \_\_\_\_\_

Capacity: Agent  
 Capacity: \_\_\_\_\_

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

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

Print Name: Dennis M Geary and Janet M Geary  
 Address: 544 Highland View Ct.  
 City: Mesquite  
 State: NV Zip: 89027

Print Name: Robert J Stevens  
 Address: PO BOX 27  
 City: Stinson Beach  
 State: CA Zip: 94970

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

Print Name: First American Title Insurance Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2604303 mk/ mk  
 State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)