

DOUGLAS COUNTY, NV **2020-956366**
RPTT:\$1599.00 Rec:\$40.00
\$1,639.00 Pgs=3 11/13/2020 12:02 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1022-16-002-036
File No: 143-2605583 (mk)
R.P.T.T.: \$1,599.00

When Recorded Mail To: Mail Tax Statements To:
Danielle Barbieri
1533 Flint Road
Wellington, NV 89444

GRANT, BARGAIN and SALE DEED

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

Shannon L. McMichael, a single woman

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

Danielle Barbieri, a married woman as her sole and separate property

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

PARCEL I:

LOT 30 IN BLOCK K AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES UNIT NO. 4, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 16, 1970 IN BOOK 1 OF MAPS, PAGE 224, AS DOCUMENT NO. 50212, OF OFFICIAL RECORDS.

PARCEL II:

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS FOR DRIVEWAY PURPOSES OVER AND ACROSS ALL THAT PORTION OF LOT 29 AS SET FORTH IN EASEMENT AGREEMENT RECORDED APRIL 12, 1976, IN BOOK 476, PAGE 514, AS DOCUMENT NO. 89500 OF OFFICIAL RECORDS.

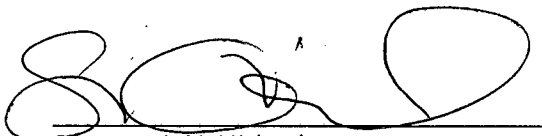
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

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.

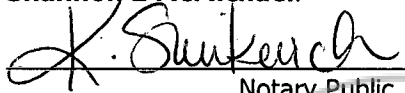
COPY


Shannon L. McMichael

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF)
DOUGLAS

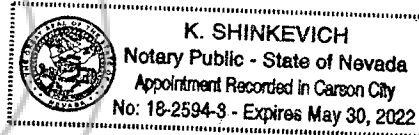
This instrument was acknowledged before me on November 5, 2020
by

Shannon L. McMichael.


Notary Public

(My commission expires: 5/30/2022)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 10/19/2020 under Escrow No. 143-2605583



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1022-16-002-036
- 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: \$410,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$410,000.00
- d) Real Property Transfer Tax Due \$1,599.00

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: *Shannon L McMichael*

Capacity: *agent*

Signature: _____

Capacity: _____

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

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

Print Name: Shannon L McMichael

Print Name: Danielle Barbieri

Address: PO BOX 256

Address: 1533 Flint Road

City: Wellington

City: Wellington

State: NV Zip: 89444

State: NV Zip: 89444

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

First American Title Insurance
Print Name: Company

File Number: 143-2605583 mk/ mk

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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