

APN#: 1318-10-310-019

RPTT: \$0.00

Recording Requested By:

Western Title Company

Escrow No.: 119312-SAB

When Recorded Mail To:

Sean Edmund Moroney and

Jennifer Lee Miller Moroney

PMB 7172-307

195 Highway 50

Stateline, NV 89449

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 \_\_\_\_\_



Sherry Baker - 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,

Sean Moroney and Jennifer Moroney, husband and wife as joint tenants with right of survivorship

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

Sean Edmund Moroney and Jennifer Lee Miller Moroney, husband and wife as joint tenants with right of survivorship

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

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as being a portion of the Southwest one-quarter of Section 10, in Township 13 North, Range 18 East, M.D.B. & M., more particularly described as follows:

Beginning at a point; said point being the Northeast corner of Lot 14 in Block F, as shown on the Amended Map of Zephyr Cove Property; thence Easterly along the Southerly boundary of Lakeview Boulevard, a distance of 190.70 feet, more or less, to a point opposite the Southeast corner of Lot 9 said Block F, said point being also the Northwest corner of the property described in Deed in Book X of Deeds, at Page 571; thence South along the West boundary line of the property described in Deed in Book X, at Page 571, a distance of 67.22 feet; more or less to appoint; thence North 59°15' West 166.35 feet, more or less to the East boundary of said Lot 14, Block F, a distance of 104.41 feet, more or less to the point of beginning.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on December 30, 2016, as Document No. 2016-892823 of Official Records.

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

Dated: 11/23/2020

*Sean Edward Moroney*  
Sean Moroney

*Jennifer Moroney*  
Jennifer Moroney

STATE OF NEVADA

COUNTY OF WASHOE

} ss

This instrument was acknowledged before me on

11-23-2020

By Sean Moroney and Jennifer Moroney

*Fran A. Maycock*  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1318-10-310-019

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: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section 3  
 b. Explain Reason for Exemption: Transfer to updated vesting without consideration

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 Sean Edmund Moroney Capacity GRANTOR  
 Signature Jennifer Lee Moroney Capacity GRANTEE

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

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

Print Name: Sean Moroney and Jennifer Moroney  
 Address: PMB 7172-307  
 195 Highway 50  
 City: Stateline  
 State: NV Zip: 89449

Print Name: Sean Edmund Moroney and Jennifer Lee Miller  
 Moroney  
 Address: PMB 7172-307  
 195 Highway 50  
 City: Stateline  
 State: NV Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Kietzke Office  
 5390 Kietzke Ln Suite 101  
 City/State/Zip: Reno, NV 89511

Esc. #: 119312-SAB

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