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Natalia K. Vander Laan, Esq.

KAREN ELLISON, RECORDER E03

**A.P.N.: 1420-08-210-042**

**Recording Requested By:** )  
John and Melissa Shoaf )  
989 Ridgeview Dr. )  
Carson City, NV 89705 )

**When Recorded Mail to:** )  
John and Melissa Shoaf )  
989 Ridgeview Dr. )  
Carson City, NV 89705 )

**Mail Tax Statement to:** )  
John and Melissa Shoaf )  
989 Ridgeview Dr. )  
Carson City, NV 89705 )

RPTT: \$0.00 Exempt (3)  
Exempt (3): A transfer of title recognizing true status of ownership, same to same, joint tenant to community property; made without consideration.

### **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT:

JOHN S. SHOAF and MELISSA N. SHOAF, who took title as JOHN S. SHOAF and MELISSA N. SHOAF, husband and wife as joint tenants,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

JOHN S. SHOAF and MELISSA N. SHOAF,  
husband and wife, as community property with right of survivorship

ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described below, together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, and any reversions, remainders, rents, issues or profits thereof.

Legal description:


LOT 2 IN BLOCK G, AS SET FORTH ON THE FINAL MAP OF SUNRIDGE HEIGHTS, PHASE 3, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 1, 1994, IN BOOK 694, PAGE 1, AS DOCUMENT NO. 338607.

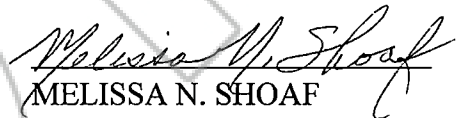
Subject to:

1. Taxes for the current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easement now of record, if any.

This deed was prepared without the benefit of title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

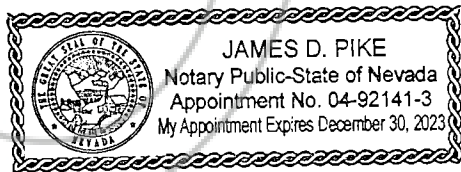
Executed on October 27, 2020, in Douglas County, State of Nevada.

  
 \_\_\_\_\_  
 JOHN S. SHOAF

  
 \_\_\_\_\_  
 MELISSA N. SHOAF

STATE OF NEVADA            )  
   ): ss  
 COUNTY OF Douglas        )

This instrument was acknowledged before me on this 27<sup>th</sup> day of October, 2020, by JOHN S. SHOAF and MELISSA N. SHOAF.



  
 \_\_\_\_\_  
 NOTARY PUBLIC

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420-08-210-042  
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 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: A transfer of title recognizing true status of ownership, same to same, joint tenant to community property; made without consideration.

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 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 [Handwritten Signature] Capacity Grantor/Grantee

Signature [Handwritten Signature] Capacity Grantor/Grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: JOHN S. SHOAF and MELISSA N. SHOAF  
 Address: 989 Ridgeview Dr.  
 City: Carson City  
 State: NV Zip: 89705

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: JOHN S. SHOAF and MELISSA N. SHOAF  
 Address: 989 Ridgeview Dr.  
 City: Carson City  
 State: NV Zip: 89705

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_