

PARCEL IDENTIFICATION NUMBER: 1318-24-701-003

Commitment Number: NV20103679

After Recording, Send To:

**BOSTON NATIONAL TITLE AGENCY
400 ROUSER RD
CORAOPOLIS, PA 15108**

SEND TAX STATEMENTS/BILLS TO:

Alaun I. Buckley
220 Logging Road, Stateline, NV 89449

SPECIAL/LIMITED WARRANTY DEED

Exempt: Section NRS 375.090(6): pursuant to court order

Alaun I. Buckley and Erin E. Buckley, now divorced, hereinafter grantors, whose tax-mailing address is **220 Logging Road, Stateline, NV 89449**, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant with covenants of limited warranty to **Alaun I. Buckley**, an unmarried man, hereinafter grantee, whose tax mailing address is **220 Logging Road, Stateline, NV 89449**, the following real property:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS: PARCEL 1: PARCEL 4, AS SET FORTH ON PARCEL MAP FOR MELVIN R. JONES, FILED ON THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON OCTOBER 13,1974 IN BOOK 1074, PAGE 268, DOCUMENT NO. 75900, OFFICIAL RECORDS. PARCEL 2: AN ACCESS EASEMENT FOR ROAD AND UTILITY PURPOSES OVER LOTS 2 AND 3 AS SET FORTH ON PARCEL MAP FOR MELVIN R. JONES, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON OCTOBER 13,1974, IN BOOK 1074, PAGE 268, DOCUMENT NO. 75900, OFFICIAL RECORDS. Tax ID: 1318-24-701-003

Property Address is: 220 Logging Road, Stateline, NV 89449

Prior instrument reference: 2018-924039

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on NOV 23, 2020:


Alun I. Buckley

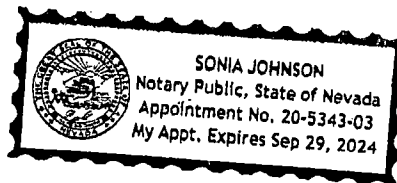
SEE COUNTERPART
Erin E. Buckley

STATE OF Nevada
COUNTY OF Douglas County

The foregoing instrument was acknowledged before me on November 23, 2020 by **Alun I. Buckley** and ~~Erin E. Buckley~~, who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.


Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. File Number: NV20103679.



Prior instrument reference: 2018-924039

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 11/24, 2020:

SEE COUNTERPART
Alaun I. Buckley

Erin E. Buckley
Erin E. Buckley

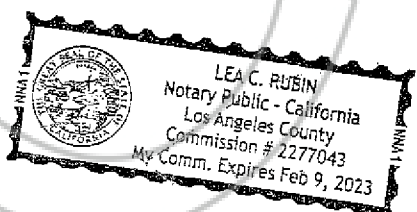
STATE OF California
COUNTY OF El Dorado

Uer

The foregoing instrument was acknowledged before me on 11/24, 2020 by ~~Alaun I. Buckley~~ and Erin E. Buckley, who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Lea C Rubin
Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. File Number: NV20103679.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-24-701-003
 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. a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 6
 b. Explain Reason for Exemption: pursuant to divorce court order Case#2019-DI-00260

5. Partial Interest: Percentage being transferred: 50 %
 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: Borrower/Grantee
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Alaun I. Buckley and Erin E. Buckley, husband and wife, as joint tenants
 Address: 220 Logging Road, Stateline, NV 89449
 City: _____
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Alaun I. Buckley, an unmarried man
 Address: 220 Logging Road, Stateline, NV 89449
 City: _____
 State: _____ Zip: _____

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

Print Name: BOSTON NATIONAL TITLE AGENCY Escrow # NV20103679
 Address: 400 ROUSER RD
 City: CORAOPOLIS State: PA Zip: 15108