

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Scott J. Shick and Shawn K. Shick, husband and wife as joint tenants

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

Melanie Rea, an unmarried woman

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

See attached Exhibit A

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

Dated: 02/12/2021

Scott J. Shick 2/19/2021
Scott J. Shick Date

Shawn K. Shick 2/22/2021
Shawn K. Shick Date

STATE OF Nevada

COUNTY OF Douglas } ss

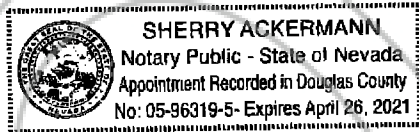
This instrument was acknowledged before me on

February 19, 2021

By Scott J. Shick and ~~Shawn K. Shick~~.

Sherry Ackermann

Notary Public



STATE OF NEVADA


} s.s.

COUNTY OF Douglas

This instrument was acknowledged before me on

February 22, 2021,

by Shawn K. Shick _____



Notary Public

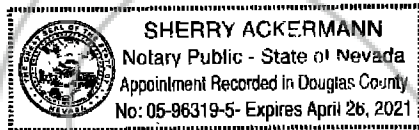
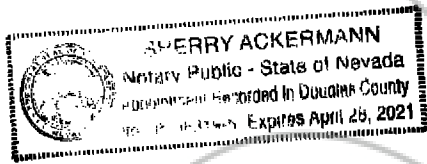


EXHIBIT "A"

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

Being a portion of Lot 7 in Block B, as set forth on the Official Map of MACKLAND SUBDIVISION, filed in the office of the County Recorder on December 4, 1980, Book 1280, Page 475, Document No. 51372, and by Certificate of Amendment recorded November 7, 1984, Book 1184, Page 510, Document No. 109722, both instruments of Official Records of Douglas County, Nevada, being further described as follows:

A parcel of land located within a portion of Sections 30 and 31, Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Southwest corner of Lot 7, Block B as shown on the official plat of Mackland Subdivision and recorded in Book 1280, at Page 475, as Document No. 51372, Douglas County, Nevada, Recorder's Office, the Point of Beginning; thence North 00°53'30" East, 83.25 feet, thence South 89°66'30" East, 120.00; thence South 00°53'30" West, 63.25 feet; thence along the arc of a curve to the right, having a delta angle of 98°00'00", radius of 20.00 feet and an arc length of 31.42 feet; thence North 89°06'30" West, 100.00 feet to the Point of Beginning.

Said parcel being commonly known as adjusted Lot 7, Block B, of said Mackland Subdivision.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on May 24, 2002, as Document No. 543038 of Official Records.

**Assessor's Parcel Number(s):
1320-31-501-009**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-31-501-009

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: \$540,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$540,000.00
 Real Property Transfer Tax Due: \$2,106.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 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 *On Ace* Capacity *Escrow*
 Signature _____ Capacity _____

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

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

Print Name: Scott J. Shick and Shawn K. Shick
 Address: 1502 Gardner Street
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Melanie Rea
 Address: 5092 Caspian Circle
 City: Huntington Beach
 State: CA Zip: 92649

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 124504-SLA

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