

DOUGLAS COUNTY, NV **2021-963238**
RPTT:\$1345.50 Rec:\$40.00
\$1,385.50 Pgs=3 03/10/2021 12:56 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Edwin Beirne Shuffle
20811 Norada Court
Saratoga, Ca 95070

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2101244-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1419-34-410-008
R.P.T.T. \$1,345.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH: That Dood, LLC a Nevada Limited Liability Company
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to**

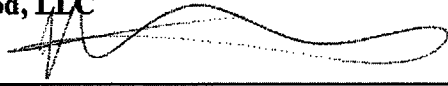
**Edwin Beirne Shuffle and Cynthia Messer Shuffle, husband and wife , as community property with
right of survivorship**

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

**Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging
or in anywise appertaining.**

Dood, LLC



Michael Gilbert

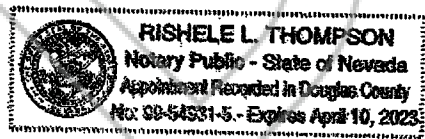
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 3/4/21
by ~~Dood, LLC~~ Michael Gilbert

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02101244.



CO

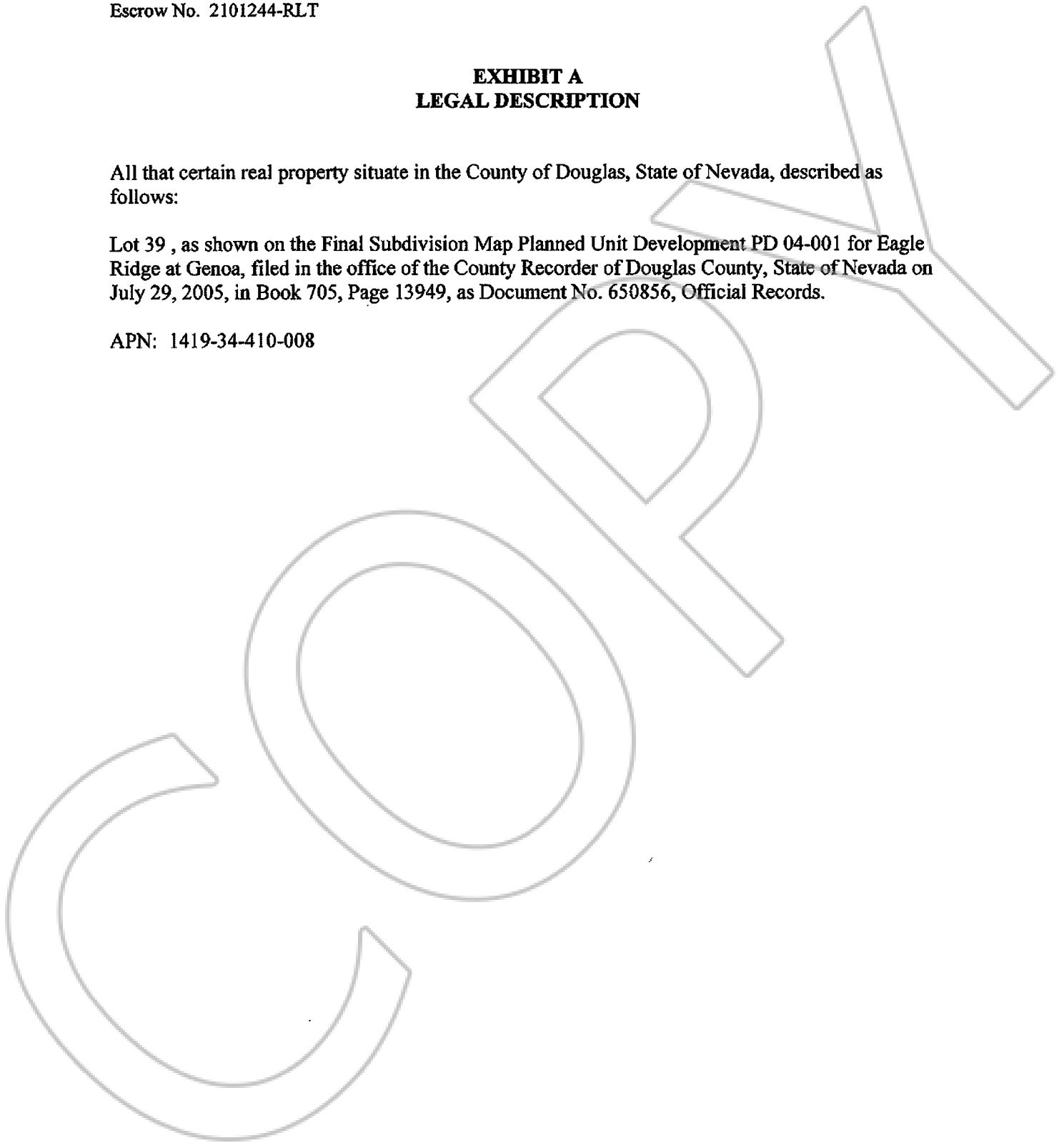
Escrow No. 2101244-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 39 , as shown on the Final Subdivision Map Planned Unit Development PD 04-001 for Eagle Ridge at Genoa, filed in the office of the County Recorder of Douglas County, State of Nevada on July 29, 2005, in Book 705, Page 13949, as Document No. 650856, Official Records.

APN: 1419-34-410-008



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1419-34-410-008
 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: \$ 345,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 345,000.00
 d. Real Property Transfer Tax Due: \$ 1,345.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 _____ Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: Dood, LLC
 Address: 1398 Madcaplane
 City: Gardnerville
 State/Zip: NV 89410

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Edwin Beirne Shuffle *+ Cynthia Messer*
 Address: 20011 Nevada *Shuffle*
 City: Shatoya
 State: CA Zip: 95070

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02101244-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED