

APN# : 1220-04-602-006

RPTT: \$-0-

**Recording Requested By:**

Western Title Company

**Escrow No. 124798-WLD**

**When Recorded Mail To:**

Shannon J. Laney

1350 Elges Ave.

Gardnerville, NV 89410

**Mail Tax Statements to: (deeds only)**

Same as Above

(space above for Recorder's use only)

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

Wendy Dunbar Assistant

Wendy Dunbar

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 Sabrina McKinley-Ryan, spouse of the grantee herein, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Shannon J. Laney, a married man as his sole and separate property all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada described as follows:

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

Parcel C as shown on that certain Parcel Map for A. CECIL STODIECK filed for record on May 25, 1984 in Book 584 at Page 2219 as Document No. 101326, Official Records of Douglas County, Nevada.

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

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: 03/08/2021

Sabrina McKinley Ryan  
Sabrina McKinley-Ryan

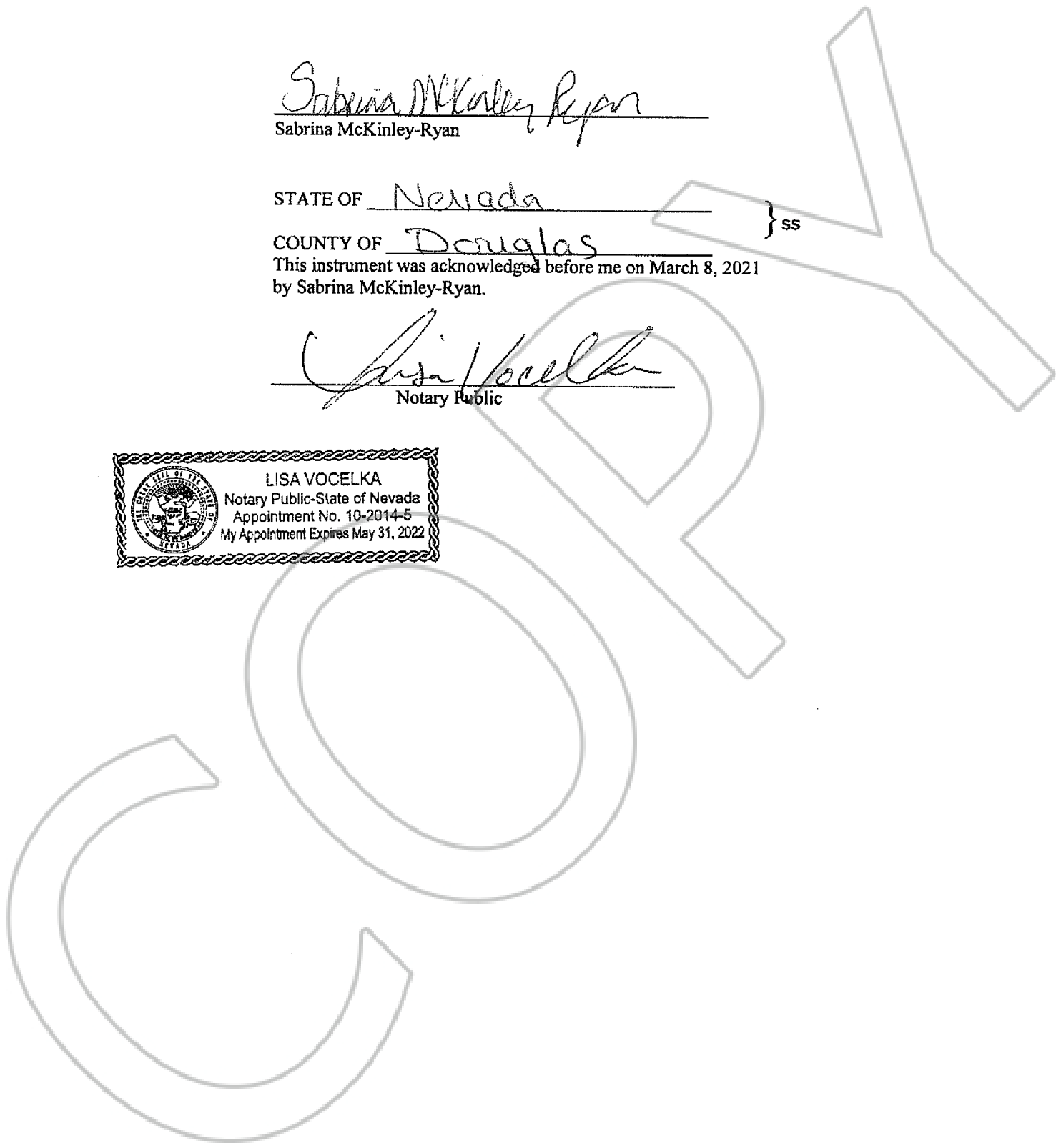
STATE OF Nevada

COUNTY OF Douglas

} ss

This instrument was acknowledged before me on March 8, 2021  
by Sabrina McKinley-Ryan.

Lisa Voelka  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-04-602-006

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 #5  
 b. Explain Reason for Exemption: wife deeding off to husband, no consideration

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 Sabrina McKinley Ryan Capacity grantor  
 Signature [Signature] Capacity grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Sabrina McKinley-Ryan  
 Address: 1350 Elges Ave.  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Shannon J. Laney  
 Address: 1350 Elges Ave  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: eTRCo, LLC. On behalf of Western Title Company Esc. #: 124798-WLD  
 Address: Douglas Office  
 1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410