

WHEN RECORDED MAIL TO:

Dana Manders  
211 Sheridan Creek Ct  
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:

Same as above

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)

Escrow No. 2009252-RLT

APN 1319-09-801-031

R.P.T.T. \$0.00

Space Above for Recorder's Use Only

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Charles McCauley, husband of the Grantee

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Dana Manders, a married woman as her sole and separate property

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.

It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property.

*[Handwritten signature of Charles McCauley]*

Charles McCauley

STATE OF Nevada  
COUNTY OF Douglas

} ss:

This instrument was acknowledged before me on May 17, 2021  
by Charles McCauley

NOTARY PUBLIC



**BRITTANY SMITH**  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
No: 18-4418-3 - Expires October 15, 2022

Escrow No. 2009252-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lots 45, 46, 47, 48 and Lots 62, 63, 64, 65 as shown on the Map of Genoa, prepared in September of 1874 and filed in the office of Recorder, Douglas County, Nevada as Document No. 000010, more particularly described as follows:

**BEGINNING** at the northwest corner of said Lot 48, said point falling on the southerly line of Candy Dance Lane;

thence easterly, along the northerly line of said Lots 48, 62 and said southerly line of Candy Dance Lane, 205.60 feet to the northeast corner of said Lot 62;

thence southerly, along the easterly line of said Lots 62, 63, 64 & 65, 218.00 feet to the southeast corner of said Lot 65;

thence westerly, along the south line of said Lots 65 & 45, 205.60 feet to the southwest corner of said Lot 45;

thence northerly, along the west line of said Lots 45, 46, 47 & 48, 210.00 feet to the POINT OF BEGINNING.

Note: Legal description previously contained in Document No. 2021-964222, recorded March 25, 2021, Official Records of Douglas County, State of Nevada.

Reference is further made to Reversion to Acreage Map for the Williams 1993 Trust recorded in the Office of the Douglas County Recorder on March 25, 2021, as Document No. 964223, Official Records of Douglas County, State of Nevada.

APN: 1319-09-801-031

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1319-09-801-031
- 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**  
Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value \$ \_\_\_\_\_  
 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: Transfer of title between spouses without consideration

**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 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 \_\_\_\_\_  
 Signature [Handwritten Signature] Capacity Grantee

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

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

Print Name: Charles McCauley  
 Address: 18690 Caballo Hwy  
 City: San Simon  
 State: CA Zip: 93452

Print Name: Dana Manders  
 Address: 211 Sheridan Creek Ct  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING  
(REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2009252-RLT  
 Address: 1483 Highway 395 # B  
 City: Gardnerville State: Nevada Zip: 89410

**(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)**