

APN# 25-645-15

When Recorded Return To:
John C. Hope, Jr.
P.O. Box 13043
Reno, Nevada 89507



Mail tax statements to:
Grantee:

Sheena McNeilly
1716 Marigold Court
Minden, Nevada 89423

GRANT DEED

THIS INDENTURE made this 8 day of July, 2021, by and between David McNeilly, Grantor, and Sheena McNeilly, Grantee.

WITNESSETH:

That Grantor, David McNeilly, for and in consideration of the sum of Ten Dollars (10.00) lawful money of the United States of America, to Sheena McNeilly in hand paid by Grantee, receipt of which is hereby acknowledged, does, by these presents grant, bargain and sell unto Grantee and to her successors, and assigns forever, all that certain lot, parcel, or piece of land, situate in the County of Douglas, State of Nevada, more particularly described as follows:

Lot 96, in Block A, as shown on Official Map of WINHAVEN UNIT NO. 1, A PLANNED UNIT DEVELOPMENT, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on January 13, 1989, In Book 189, Page 1590, as document No. 194373.

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Together with any and all improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining and the reversions, remainder and remainders, rents, issues and profits thereof.

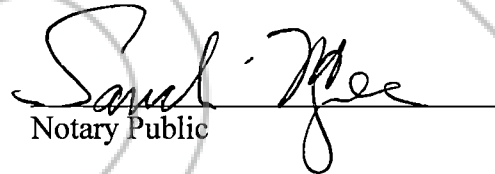
TO HAVE AND TO HOLD said premises together with the appurtenances unto the Grantees and to their successors and assigns forever.

IN WITNESS WHEREOF, Grantor, David McNeilly executed this Deed the day and year first above written.


David McNeilly

STATE OF NEVADA)
 :SS
COUNTY OF WASHOE)

On this 8th day of July, 2021, personally appeared before me, a Notary Public, David McNeilly, personally known to me or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed this instrument.


Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 25-645-15
 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. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 6
 b. Explain Reason for Exemption: _____
Pursuant to Decree of Divorce in case no. 2020-DI00073

5. Partial Interest: Percentage being transferred: 100.00 %

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 John C Hope Capacity Attorney at Law
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: David McNeilly
 Address: 1716 Marigold Court
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Sheena McNeilly
 Address: 1716 Marigold Court
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: John C. Hope, Jr. Escrow # _____
 Address: P.O. Box 13043
 City: Reno State: NV Zip: 89507