

DOUGLAS COUNTY, NV **2021-971909**  
RPTT:\$1930.50 Rec:\$40.00  
\$1,970.50 Pgs=3 **08/02/2021 03:28 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1319-30-523-003
<b>R.P.T.T.</b>	\$1,930.50
<b>File No.:</b>	1290860 MDD
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Ralph Walter Patterson III	
1527 Pershing Drive Apt F	
San Francisco, CA 94129	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Darren J. McGough, a single man**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**Ralph Walter Patterson III, an unmarried man**

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

See Exhibit "A" attached hereto and made a part hereof.

\*SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: July 7<sup>th</sup>, 2021

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

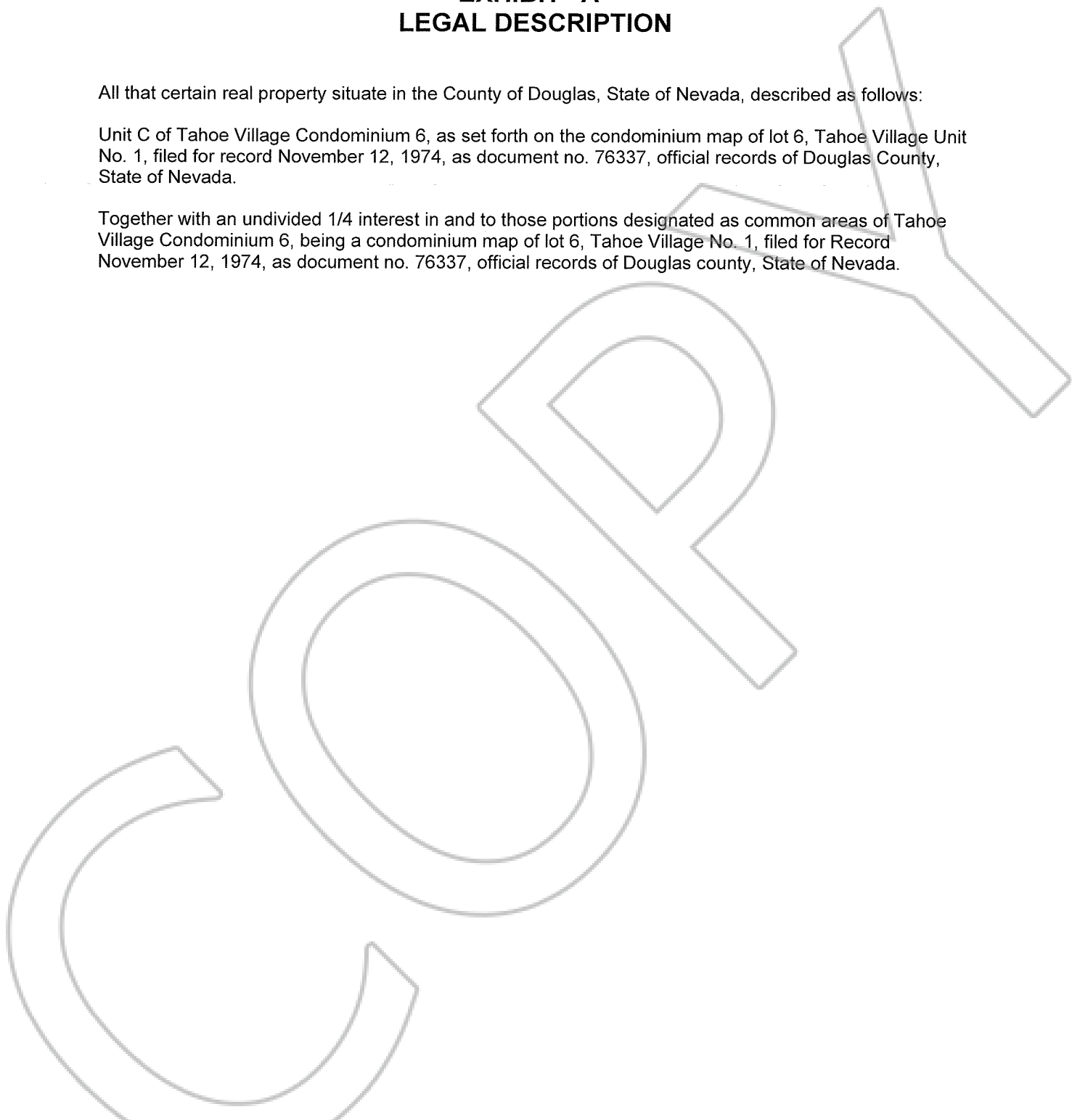


**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

Unit C of Tahoe Village Condominium 6, as set forth on the condominium map of lot 6, Tahoe Village Unit No. 1, filed for record November 12, 1974, as document no. 76337, official records of Douglas County, State of Nevada.

Together with an undivided 1/4 interest in and to those portions designated as common areas of Tahoe Village Condominium 6, being a condominium map of lot 6, Tahoe Village No. 1, filed for Record November 12, 1974, as document no. 76337, official records of Douglas county, State of Nevada.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) 1319-30-523-003  
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  
 Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property                      \$ 495,000.00  
b. Deed in Lieu of Foreclosure Only (value of property)                      ( \_\_\_\_\_ )  
c. Transfer Tax Value:    \$ 495,000.00  
d. Real Property Transfer Tax Due    \$ 1,930.50

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

5. Partial Interest: Percentage being transferred: 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 \_\_\_\_\_ Capacity \_\_\_\_\_  
Signature [Signature] Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
Print Name: Darren J. McGough  
Address: PO Box 1373  
City: Genoa  
State: NV Zip: 89411

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
Print Name: Ralph Walter Patterson III  
Address: 1527 Pershing Dr. Apt F  
City: San Francisco  
State: CA Zip: 94129

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: Stewart Title Company Escrow # 1290860 MDD  
Address: 5390 Kietzke Ln., Suite 101  
City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED