

DOUGLAS COUNTY, NV **2021-977084**
RPTT:\$2593.50 Rec:\$40.00
\$2,633.50 Pgs=3 11/16/2021 11:41 AM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

**WHEN RECORDED MAIL THIS DEED
AND, UNLESS OTHERWISE SHOWN
BELOW, MAIL TAX STATEMENTS TO:**

Brandon Michael Flaherty
~~963 Ranchview Circle~~ 596 LUCERNE WAY
~~Carson City, NV 89705~~ S. Lake Tahoe, CA 96150

Please complete Affirmation Statement below:

- I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons (Per NRS 239B.030)
- I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law:

Claudia Vecchio (State specific law)
Claudia Vecchio Seller
 Signature (Print name under signature) Title

Order Number: P-523738

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Claudia Vecchio, a single woman**

In consideration of \$0.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Brandon Michael Flaherty, a married man, as his sole and separate property**

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 FOR FULL LEGAL DESCRIPTION

Address: 963 Ranchview Circle, Carson City, NV 89705

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

Dated: November 12, 2021

Witness my hand this 13 day of November 2021.

Claudia Vecchio
 Claudia Vecchio

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA

County of SONOMA

On Nov. 13, 2021 before me, Diana Curtin, Notary Public, personally appeared

Claudia Vecchio

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Diana Curtin
Signature of Notary Public



-----OPTIONAL DATA FOR SECURITY -----

Name of Document: _____

Document Date: _____

Number of Pages: _____

Number of Signatures Notarized (circle): 1 2 3 4 Other: _____

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Thumbprint

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**EXHIBIT "A"
LEGAL DESCRIPTION**

The Land is described as follows:

Lot 14, in Block M of Sunridge Heights, Phase 7B and 9, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on September 5th, 1995, as Document No. 369825 and by Certificate of Amendment recorded August 14, 1996, as Document No. 394289.

Assessors Parcel No.: 1420-18-510-010



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-18-510-010
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other: _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$665,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$
 d. Real Property Transfer Tax Due: \$2,593.50

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 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: *[Signature]* Capacity: Grantor Agent
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Claudia Vecchio
 Address: 177 Oak Shadow Dr.
 City: Santa Rosa
 State: CA Zip: 95409

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Brandon Michael Flaherty
 Address: 596 Lucerne Way
 City: South Lake Tahoe
 State: CA Zip: 96150

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: First Centennial Title Company of Nevada Esc. #: 21022690-CT
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703