

A.P.N. 1420-18-510-010

**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:

[Signature] (State specific law)
JAMARA PRUZIO TITLE OFFICER
Signature (Print name under signature) Title

Order Number: P-523738

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Mary Sheen Quigogue Flaherty, Spouse of Grantee herein**

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 appertaining.

Witness my hand this 24th day of October 2021.

Mary Sheen Quiogue Flaherty
Mary Sheen Quiogue Flaherty

Dated: 24 day of October 2021

State of Florida

County of Okaloosa

This instrument was acknowledged before me on 24 October 2021
(date) by Mary Sheen Quiogue Flaherty (SM)

by Marcus Lavern Holmes

Marcus Lavern Holmes



(Signature of notarial officer)

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) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

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

3. a. Total Value/Sale Price of Property: \$-0-
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$
 d. Real Property Transfer Tax Due: \$-0-

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 5
 b. Explain Reason for Exemption: Spouse divesting her interest
 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)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Mary Sheen Quiogue Flaherty
 Address: 596 Lucerne Way
 City: South Lake Tahoe
 State: CA Zip: 96150

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED