

DOUGLAS COUNTY, NV **2022-984797**  
RPTT:\$2769.00 Rec:\$40.00  
\$2,809.00 Pgs=2 05/09/2022 01:44 PM  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1320-30-211-024
<b>R.P.T.T.</b>	\$2,769.00
<b>File No.:</b>	1685745 SA
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b> <i>Same as below</i>	
<b>When Recorded Mail To:</b>	
Robert C. Shanks and Leslie Shanks	
598 Centerville Lane	
Gardnerville, NV 89460	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Brian Mello and Janine Mello, husband and wife as joint tenants with right of survivorship** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Robert C. Shanks and Leslie Shanks, husband and wife as community property with rights of survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 15 in Block E as shown on the Official Map of WESTWOOD VILLAGE UNIT NO. 1, filed for record in the office of the County Recorder of Douglas County, Nevada, on October 5, 1979, in Book 1079, Page 440, Document No. 37417, and Certificate of Amendment recorded July 14, 1980, in Book 780, Page 783, Document No. 46166, and Certificate of Amendment recorded January 31, 1991, in Book 191, Page 3820, Document No. 243938, Official Records.

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: 5-6-2022

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

*B. Mello*

Brian Mello

*Janine Mello*

Janine Mello

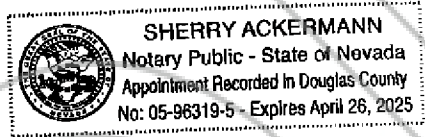
State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 6 day of May, 2022  
By: Brian Mello and Janine Mello

Signature: *Sherry Ackermann*

Notary Public  
Sherry Ackermann

My Commission Expires: 4-26-2025



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1320-30-211-024
- 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

\$ 710,000.00

**b. Deed in Lieu of Foreclosure Only (value of property)**

( \_\_\_\_\_ )

**c. Transfer Tax Value:**

\$ 710,000.00

**d. Real Property Transfer Tax Due**

\$ 2,769.00

**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 *BA* Capacity Grantor *ESCROW*

Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

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

Print Name: Brian Mello and Janine Mello  
 Address: 735 West Fifth Street  
 City: Fallon  
 State: NV Zip: 89406

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

Print Name: Robert C. Shanks and Leslie Shanks  
 Address: 598 Centerville Lane  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Stewart Title Company Escrow # 1685745 SA  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED