

DOUGLAS COUNTY, NV **2022-985067**  
RPTT:\$1560.00 Rec:\$40.00  
\$1,600.00 Pgs=2 **05/16/2022 09:36 AM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1319-09-710-001
<b>R.P.T.T.</b>	\$1,560.00
<b>File No.:</b>	1631404 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>	
Ralph Edward McRoy, Trustee of the Ralph Edward McRoy share of the Mary R. McRoy Trust dated December 1, 2008	
<b>PO Box 471</b>	
<b>Genoa, NV 89411</b>	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Darren Todd McRoy, Trustee of the Darren Todd McRoy share of the Mary R. McRoy Trust dated December 1, 2008** as to all of his 50% interest for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Ralph Edward McRoy, Trustee of the Ralph Edward McRoy share of the Mary R. McRoy Trust dated December 1, 2008**, 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 25, in Block B, as shown on the Official Map of SIERRA SHADOWS SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 30, 1980, in Book 680, Page 3013, as Document No. 45811, 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: 05/11/2022

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

Darren Todd McRoy share of the Mary R. McRoy  
Trust dated December 1, 2008

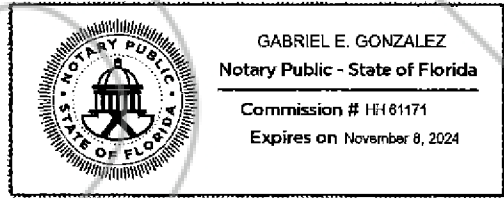
By: Darren Todd McRoy  
Darren Todd McRoy, Trustee

State of Florida )  
 ) ss  
County of )  
Miami-Dade

This instrument was acknowledged before me on the 11th day of May, 2022  
By: Darren Todd McRoy

Signature: [Signature]  
Notary Public

Gabriel E. Gonzalez



My Commission Expires: 11/08/2024

Notarized online using audio-video communication

Darren Todd McRoy produced California Driver License as identification.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) 1319-09-710-001  
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                      \$ 800,000.00  
b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
c. Transfer Tax Value:    \$ 400,000.00  
d. Real Property Transfer Tax Due                                \$ 1,560.00

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

5. Partial Interest: Percentage being transferred: 50 \_\_\_\_\_ %  
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 DA Capacity \_\_\_\_\_ Grantor Escrow  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
Print Name: Darren Todd McRoy, Trustee of the  
Darren Todd McRoy share of the Mary  
R. McRoy Trust dated December 1,  
2008  
Address: 8580 Mount Vernon Road  
City: Auburn  
State: CA Zip: 95603

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
Print Name: Ralph Edward McRoy, Trustee of  
the Ralph Edward McRoy share of  
the Mary R. McRoy Trust dated  
December 1, 2008  
Address: P.O. Box 471  
City: Genoa  
State: NV Zip: 89411

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: Stewart Title Company Escrow # 1631404 SA  
Address: 1362 Hwy 395, Suite 109  
City: Gardnerville State: NV Zip: 89410