

DOUGLAS COUNTY, NV **2022-987615**
RPTT:\$3412.50 Rec:\$40.00
\$3,452.50 Pgs=2 **07/19/2022 01:18 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1319-19-113-019
R.P.T.T.	\$3,412.50
File No.:	1743593 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Austin D. Norton and Drew Morgan Norberg	
P.O. Box 6803	
Incline Village, NV 89451	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Veronica Flaherty for Shawn M. Flaherty, his attorney in fact** who acquired title as **Shawn M. Flaherty an unmarried man** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Austin D. Norton and Drew Morgan Norberg, husband and wife, as joint tenants**, 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 19 as shown on the map of ASPEN VALLEY SUBDIVISION UNIT NO. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 15, 1966, in Book 45, Page 625 as Document No. 34571.

EXCEPTING THEREFROM that portion as described in the Deed from Jade Dragon, Inc., to Ross Olds, et ux, recorded October 8, 1980, Book 1080, Page 553, as Document No. 49401, Official Records, Douglas County, Nevada.

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, 2022

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

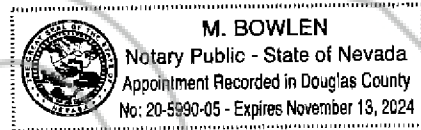
Veronica Flaherty for Shawn M. Flaherty his attorney in fact
Shawn M. Flaherty By Veronica Flaherty
his attorney in fact

Veronica Flaherty
Veronica Flaherty

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 7 day of July, 2022
By: Veronica Flaherty

Signature: *M. Bowlen*
Notary Public

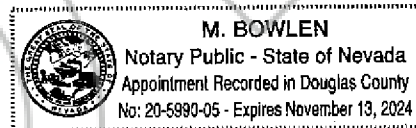


State of Nevada)
County of Douglas) ss

On 7 day of JULY, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Veronica Flaherty, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, as the Attorney in fact of Shawn M. Flaherty and acknowledged to me that Veronica Flaherty subscribed the name of Shawn M. Flaherty thereto as principal and his/her own name as Attorney in fact.

WITNESS my hand and official seal

M. Bowlen
Notary public for said County and State



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-19-113-019
 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 \$ 875,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 875,000.00
 d. Real Property Transfer Tax Due \$ 3,412.50

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

5. Partial Interest: Percentage being transferred: _____ %
 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 MBawlen Capacity Escrow Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Shawn M. Flaherty and Veronica Flaherty
 Address: P.O. Box 12275
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Austin D. Norton and Drew Morgan Norberg
 Address: P.O. Box 6803
 City: Incline Village
 State: NV Zip: 89451

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

Print Name: Stewart Title Company Escrow # 1743593 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED