

The undersigned hereby affirms that this document submitted for recording does not contain a social security number.

Signed: *Rex Connor*

Prepared by: Jennifer Vigneri, Esq. – Nevada Bar No.: 11846
Require Real Estate Solutions, LLC
5029 Corporate Woods Drive, Suite 225, Virginia Beach, VA 23462
(877) 505-5400

Return to: Fin Title, 345 Rouser Rd Suite 401, Coraopolis, PA 15108

Mail Tax Statement to: Ryan David Fisher Bevilacqua, 958 Powers Avenue, Minden, NV 89423

Tax No.: 142019101007

This deed is exempt from the Affidavit and Fee Requirement under N.R.S. §375.090(3)

GRANT, BARGAIN, AND SALE DEED

That I/we, RYAN DAVID FISHER BEVILACQUA, married and joined by spouse MARY FRANCES DURKEE, the undersigned (herein referred to as Grantor, whether one or more), do hereby grant, bargain, and sell to RYAN DAVID FISHER BEVILACQUA, a married man, as Sole and Separate Property pursuant to NRS 123.170 (herein referred to collectively as Grantee) and do by these presents, Grantor hereby grants, bargains, sells and conveys unto Grantee all right, title and interest in that certain property situated in the City/Town of Minden, County of Douglas, State of Nevada, to-wit:

A PORTION OF THE NORTH 1/2 OF GOVERNMENT LOT 1 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP FOR FRANK J. POWERS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MAY 5, 1989 IN BOOK 589 AT PAGE 554, AS DOCUMENT NO. 201363, OFFICIAL RECORDS.

Being all that certain property conveyed from Sandra L. Neudauer and Clint L. Neudauer, wife and husband, as joint tenants to Ryan David Fisher Bevilacqua, a married man, by the deed dated July 22, 2020 and recorded July 27, 2020 in Instrument Number 2020-949738, in the Office of the County Recorder of Douglas County, State of Nevada.

Commonly known as: 958 Powers Avenue, Minden, NV 89423

SUBJECT TO: 1. Current taxes and other assessments:
2. Covenants, conditions, Reservations, Rights, Right of Way, and Easements now of record.

TOGETHER WITH all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

TO HAVE AND TO HOLD with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor does for Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that: (1) Previous to the time of execution of this conveyance, the Grantor has not conveyed the same property, or any right, title, or interest, to any person other than the Grantee, and (2) that the real property is, at the time of execution of the conveyance, free from encumbrances done, made, or suffered by the Grantor, or any person claiming under the Grantor.

The Grantor herein makes this deed for the purpose of relinquishing any and all spousal community or homestead interest to said property and to establish that said property is to be the sole and separate property of the Grantee herein.

WITNESS, Grantor's hand, this the 6th day of May, 2022.

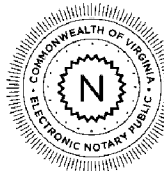
Ryan David Fisher Bevilacqua (seal)
RYAN DAVID FISHER BEVILACQUA

ACKNOWLEDGEMENT

STATE OF Virginia
COUNTY OF Prince William to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that RYAN DAVID FISHER BEVILACQUA has acknowledged the same before me in the County and State aforesaid, on this 6th day of May, 2022.

Lucious Morris White Jr
Notary Public
My Commission Expires: 09/30/2024

	Lucious Morris White Jr.
	REGISTRATION NUMBER
	7895446
	COMMISSION EXPIRES September 30, 2024

WITNESS, Grantor's hand, this the _____ day of 05/6/2022, 20____.

Mary Frances Durkee (seal)
MARY FRANCES DURKEE

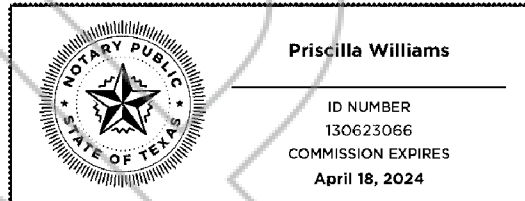
ACKNOWLEDGEMENT

STATE OF Texas
COUNTY OF Bastrop to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MARY FRANCES DURKEE has acknowledged the same before me in the County and State aforesaid, on this ____ day of _____ 05/06/2022, 20____.

Notarized online using audio-video communication

Priscilla Williams
Notary Public
My Commission Expires: 04/18/2024



State of Nevada
Declaration of Value

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument # _____	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

1. Assessor Parcel Number(s)
 - a) 142019101007
 - 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
 - i) Other _____

3. Total Value/Sales Price of Property: \$ _____
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ _____

4. **If Exemption Claimed:**
a. Transfer Tax Exemption, per NRS 375.090, Section: 5
b. Explain Reason for Exemption: Spouse divesting

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 therein. Furthermore, 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 _____ Capacity agent
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Ryan David Fisher Bevilacqua & Mary Frances Durkee
Address: 958 Powers Ave
City: Minden
State: NV Zip 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Ryan David Fisher Bevilacqua
Address: 958 Powers Ave
City: _____
State: NV Zip 89423

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Rex Conner Escrow # _____
Address: 345 Rouser Rd
City: Corapolis State PA Zip 15108

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)