

A.P.N. 1318-15-713-015

DOUGLAS COUNTY, NV **2022-990027**  
RPTT:\$2418.00 Rec:\$40.00  
\$2,458.00 Pgs=3 **09/21/2022 10:51 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

**WHEN RECORDED MAIL THIS DEED  
AND, UNLESS OTHERWISE SHOWN  
BELOW, MAIL TAX STATEMENTS TO:**

Paul Robert Menard  
5240 Cloverdale Lane  
Carmichael, CA 95608

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:

\_\_\_\_\_ (State specific law)

\_\_\_\_\_  
Signature (Print name under signature)

\_\_\_\_\_  
Title

Order Number: P-570889

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Aaron Darke and Erica Darke, husband and wife, as joint tenants, husband and wife, as joint tenants**

In consideration of \$0.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Paul Robert Menard, an unmarried man**

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: 453 McFaul Way, Unit 15, Zephyr Cove, NV 89448

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand this 17 day of September 2022.

Aaron Darke  
Aaron Darke

Erica Darke  
Erica Darke

Dated: 17 day of September, 2022

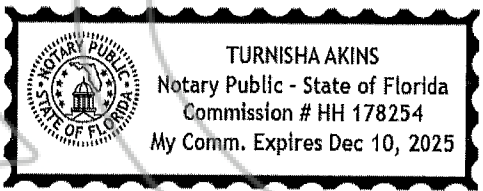
State of Florida  
County of Osceola

This instrument was acknowledged before me on September 17, 2022 (date)  
by Aaron Darke and Erica Darke

This Notarization was conducted using online audio/video technology.

Turnisha Akins  
Turnisha Akins

(Signature of notarial officer)



**EXHIBIT "A"  
LEGAL DESCRIPTION**

**Parcel 1:**

**Lot 15, of Official Map of Villager Townhouses, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on August 29th, 1977, as Document No. 12403.**

**Parcel 2:**

**An undivided one-fifteenth (1/15th) interest in Lot A as shown on the Official Map of Villager Townhouses, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on August 29th, 1977, as Document No. 12403.**

**Assessor's Parcel No.: 1318-15-713-015**

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-15-713-015  
 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'/Ind'l  
 g)  Agricultural h)  Mobile Home  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$620,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$2,418.00

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

5. Partial Interest: Percentage being transferred: 100.00 %

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 *Paul Robert Menard* Capacity \_\_\_\_\_ Buyer

Signature *Aaron Darke and Erica Darke* Capacity \_\_\_\_\_ Seller

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Aaron Darke and Erica Darke  
 Address: 453 McFaul Way #15  
 City: Zephyr Cove  
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Paul Robert Menard  
 Address: 5240 Cleveland Lane  
 City: Carmichael  
 State: CA Zip: 95608

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)  
 Print Name: First Centennial Title Company Escrow # 22030940-CT  
 Address: 896 W. Nye Lane #104  
 City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)