

DOUGLAS COUNTY, NV
RPTT:\$1706.25 Rec:\$40.00
\$1,746.25 Pgs=2
MOBO LAW
KAREN ELLISON, RECORDER

2022-990992

10/20/2022 10:04 AM

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

MOBO LAW, LLP
Attn: Jennifer M. Schaller, Esq.
10343 High Street, Suite One
Truckee, California 96161

MAIL TAX STATEMENTS TO:

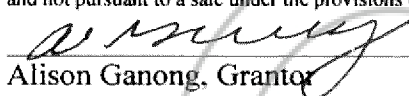
Alison Ganong and Dustin Scott Schaad
Post Office Box 11242
Zephyr Cove, Nevada 89448

APN: 1318-23-212-060
123 Snowbird Court, Unit A, Zephyr Cove, Nevada 89448

GRANT, BARGAIN AND SALE DEED

THE UNDERSIGNED GRANTOR HEREBY DECLARES, UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF NEVADA, THAT THE DOCUMENTARY TRANSFER TAX IS \$1,706.25.

- XXX Computed on the consideration or value of property conveyed; OR
____ Computed on the consideration or value less liens or encumbrances remaining at time of sale.
____ This conveyance is excluded from Documentary Transfer Tax because transfer is to a revocable trust for grantor's/grantors benefit and not pursuant to a sale under the provisions of Revenue and Taxation Code § 11930.


Alison Ganong, Grantor

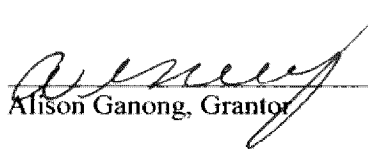
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Alison Ganong, an unmarried woman (who acquired title as Alison Ganong, an unmarried woman and former spouse of the grantor) ("Grantor"),

Hereby GRANTS to Dustin Scott Schaad, an unmarried man ("Grantee"), an undivided fifty percent (50%) interest in the following real property in the unincorporated area of Stateline, County of Douglas, State of Nevada:

Lot 31A, of Lake Village Unit No. 2C, as shown on the official map recorded in the office of the county recorder of Douglas County, Nevada, on March 10, 1972, in Book 97, Page 442, as Document No. 58124, and amended April 20, 1973, in Book 473, Page 1145, as Document No. 65826; certificate of amendment recorded January 31, 1978 in Book 178, Page 1838, as Document No. 17211 and on the 2nd amended map to relocate lots 12A and 12B of Lake Village Unit 2-C recorded October 25, 1978, as Document No. 26689, in the office of the county recorder.

**Commonly known as 123 Snowbird Court, Unit A, Zephyr Cove, Nevada 89448
APN: 1318-23-212-060**

Dated: October 17, 2022


Alison Ganong, Grantor

APN: 1318-23-212-060

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

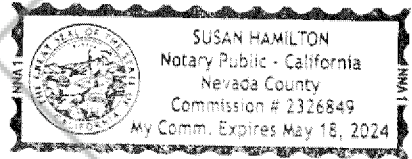
STATE OF CALIFORNIA)
) ss.
COUNTY OF NEVADA)

On October 17, 2022, before me, Susan Hamilton, Notary Public, personally appeared Alison Ganong, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Susan Hamilton
Notary Public (Seal)



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-23-212-060
 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 _____

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

3. Total Value/Sales Price of Property: \$875,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 Transfer Tax Value: \$437,500.00
 Real Property Transfer Tax Due: \$1,706.25

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

5. Partial Interest: Percentage being transferred: 50.00 %

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 [Signature] Capacity Alison Ganong, Grantee
 Signature [Signature] Capacity Dustin Schaad, Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Alison Ganong
 Address: Post Office Box 11242
 City: Zephyr Cove
 State: Nevada Zip: 89448

Print Name: Dustin Schaad & Alison Ganong
 Address: Post Office Box 11242
 City: Zephyr Cove
 State: Nevada Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: MOBO LAW, LLP Escrow # N/A
 Address: 10343 High Street, Suite One
 City: Truckee State: California Zip: 96161

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