

DOUGLAS COUNTY, NV **2022-991130**
RPTT:\$1404.00 Rec:\$40.00
\$1,444.00 Pgs=4 **10/26/2022 11:26 AM**
TICOR TITLE - RENO (MAIN)
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
MICHAEL A. FERNANDEZ
ROXANNE C. FERNANDEZ
652 LEONARD COURT
GARDNERVILLE, NV 89460

MAIL TAX STATEMENTS TO:
MICHAEL A. FERNANDEZ
ROXANNE C. FERNANDEZ
652 LEONARD COURT
GARDNERVILLE, NV 89460

Escrow No. 2204114-AE

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1220-21-710-133
R.P.T.T. \$1,404.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CHARLENE A. MCHALE, TRUSTEE of THE MCHALE FAMILY TRUST, udt dated August 3, 2016

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to MICHAEL A. FERNANDEZ and ROXANNE C. FERNANDEZ, Husband and Wife, as Joint Tenants with Right of Survivorship

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

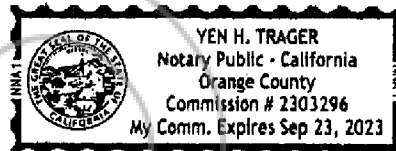
THE MCHALE FAMILY TRUST
trust dated August 3, 2016.

Charlene A. Mchale
CHARLENE A. MCHALE
TRUSTEE

STATE OF ~~NEVADA~~ *California* } ss:
COUNTY OF ~~DOUGLAS~~ *Orange*

This instrument was acknowledged before me on October 22, 2022 by CHARLENE A. MCHALE.

Yen H. Trager
NOTARY PUBLIC *Yen H. Trager*



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02204114.

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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.

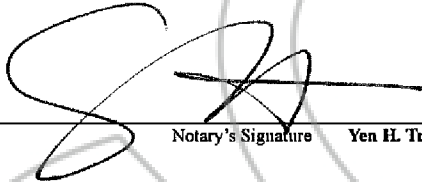
State of California }
County of Orange } SS.

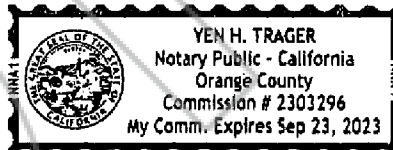
On 10/22/2022 before me, Yen H. Trager, Notary Public,
personally appeared, Charlene A. McHale

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.


Notary's Signature Yen H. Trager



(seal)

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document:

Grant, Bargain, Sale Deed

(Title or description of attached document)

(Title or description of attached document continued)

Date of Document: 10/22/2022

Number of Pages: 3

(additional information)

CAPACITY CLAIMED BY SIGNER:

- Individual(s) Partner(s) Attorney-in-Fact Trustee(s)
- Corporate Officer
- Other

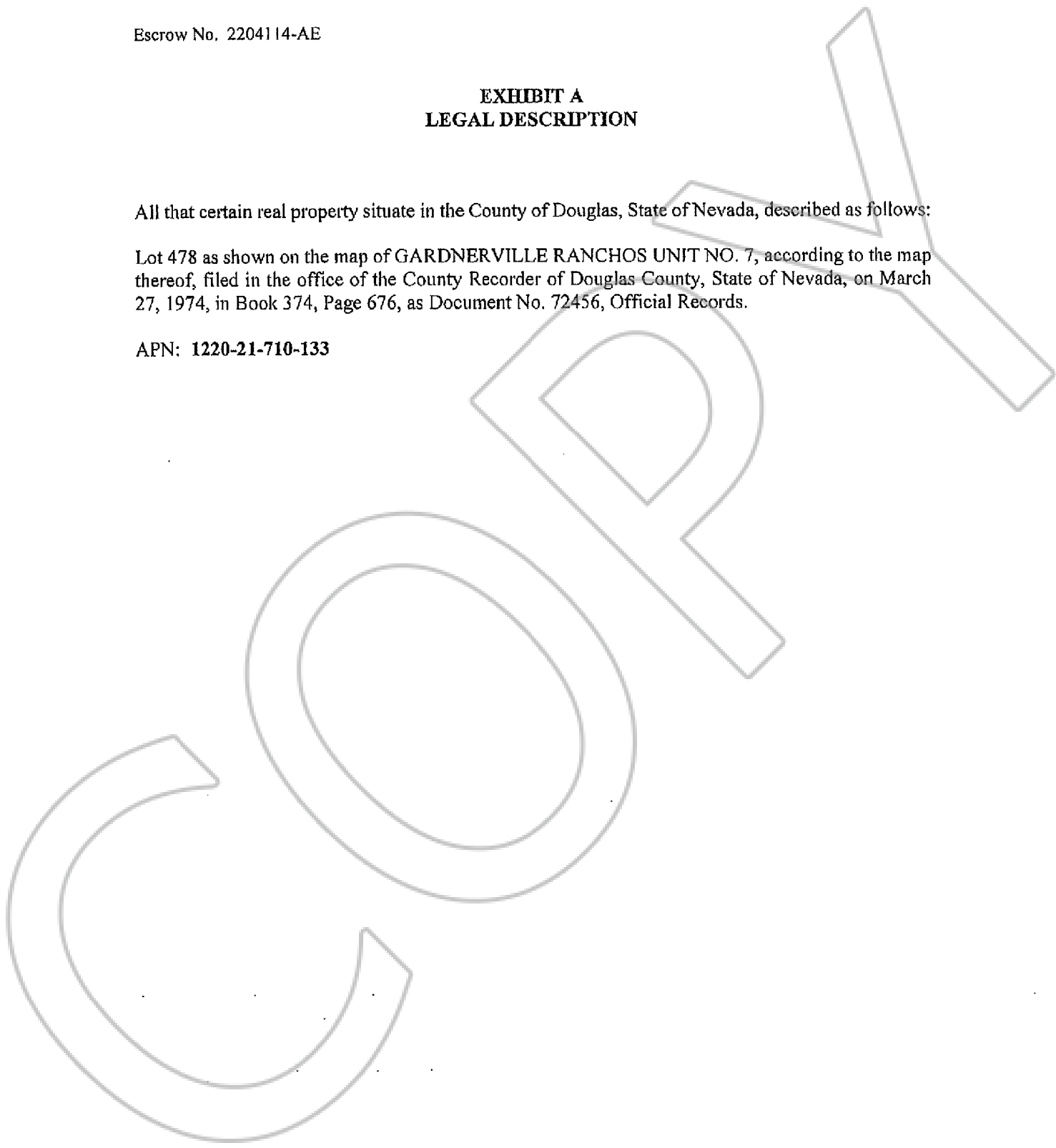
Escrow No. 2204114-AE

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 478 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974, in Book 374, Page 676, as Document No. 72456, Official Records.

APN: 1220-21-710-133



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1220-21-710-133
- 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:

\$360,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$360,000.00
 Real Property Transfer Tax Due: \$1,404.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 Charlene A. Mchale Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: CHARLENE A. MCHALE, TRUSTEE of THE MCHALE FAMILY TRUST, udt dated August 3, 2016

Print Name: MICHAEL A. FERNANDEZ, ETAL

Address: 12242 SKYLINE DRIVE
SANTA ANA, CA 92705
 City, State, Zip

Address: 337 INDUSTRIAL PARK DRIVE
CARSON CITY, NV 89701
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2204114-AE
 Address: 5441 Kietzke Lane, Suite 100
 City, State, Zip: Reno, NV 89511