

DOUGLAS COUNTY, NV **2022-992770**
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=3 12/28/2022 11:25 AM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER E05

WHEN RECORDED MAIL TO:
Joseph McDonagh
1050 North Hills Blvd #602
Reno, NV 89506

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

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)

Escrow No. 2204668-RLT
APN 1220-03-212-028
R.P.T.T. \$0.00

Space Above for Recorder's Use Only

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Tammy Marie McDonagh, Spouse of grantee herein

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Joseph M McDonagh, a married man as his sole and separate property who acquired title as Joseph M McDonagh, an Unmarried man

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.

It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property.

Signature and notary acknowledgement on page two.

Tammy Marie McDonagh
Tammy Marie McDonagh

STATE OF NEVADA
COUNTY OF DOUGLAS

} SS:

This instrument was acknowledged before me on December 23, 2022
by Tammy Marie McDonagh

Elizabeth Del Real
NOTARY PUBLIC



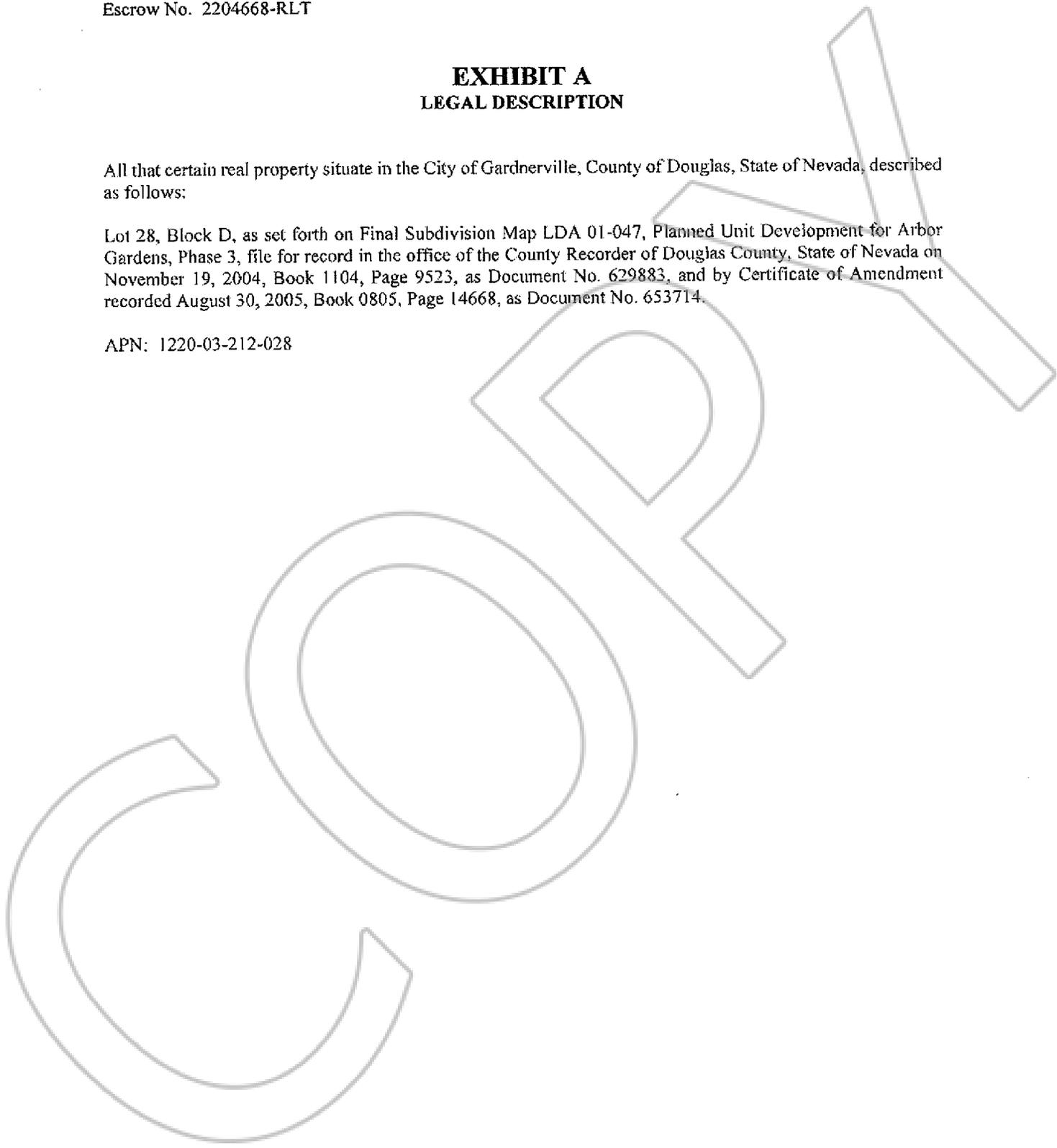
Escrow No. 2204668-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 28, Block D, as set forth on Final Subdivision Map LDA 01-047, Planned Unit Development for Arbor Gardens, Phase 3, file for record in the office of the County Recorder of Douglas County, State of Nevada on November 19, 2004, Book 1104, Page 9523, as Document No. 629883, and by Certificate of Amendment recorded August 30, 2005, Book 0805, Page 14668, as Document No. 653714.

APN: 1220-03-212-028



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1220-03-212-028 _____
- 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
Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$ _____
 Real Property Transfer Tax Due: \$0.00 _____

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section 5
- b. Explain Reason for Exemption: Transfer of title between spouses without consideration

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 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 Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Tammy Marie McDonagh
 Address: 1050 North Hills Blvd #602
 City: Reno
 State: NV Zip: 89506

Print Name: Joseph M McDonagh
 Address: 1050 North Hills Blvd #602
 City: Reno
 State: NV Zip: 89506

**COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2204668-RLT
 Address: 5441 Kietzke Lane, #100
 City: Reno State: Nevada Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)