

APN: 1320-32-713-015
R.P.T.T.: \$0.00
Escrow No.: 23037450-SA
When Recorded Return To:
Sara Regan
1605 Viewmont Court
Gardnerville, NV 89410

Mail Tax Statements to:
Sara Regan
1605 Viewmont Court
Gardnerville, NV 89410

DOUGLAS COUNTY, NV **2023-1001636**
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=2 **10/20/2023 12:37 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER E05

SPACE ABOVE FOR RECORDER'S USE

DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, Eric Regan, , spouse of the grantee herein, do(es) hereby Grant, Bargain Sell and convey to Sara Regan, a married woman, as her sole and separate property all that real property situate in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

Lot 15, in Block A, of Cottonwood Village Subdivision, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on May 2nd, 1994, as Book 594 of Maps, Page 05, Document No. 336504.

Assessors Parcel No.: 1320-32-713-015

It is the intent of Grantor herein to divest himself of any right, title and interest in and to the above described real property including any community property interest.

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

SPACE BELOW FOR RECORDER

Dated this 20 day of October, 2023.

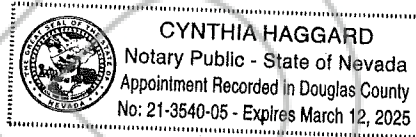
Eric Regan
By: Eric Regan

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 20 day of October, 2023 by Eric Regan.

Cynthia Haggard
Notary Public



SPACE BELOW FOR RECORDER

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-32-713-015
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) ~~Sgl. Fam. Residence~~
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due: \$0 _____

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 5
 b. Explain Reason for Exemption: 1st degree consanguinity or affinity - spouses
 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 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: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Eric Regan,</u>	Print Name: <u>Sara Regan, a married woman, as her sole and separate property</u>
Address: <u>1605 Viewmont Court</u>	Address: <u>1605 Viewmont Court</u>
City: <u>Gardnerville</u>	City: <u>Gardnerville</u>
State: <u>NV</u> Zip: <u>89410</u>	State: <u>NV</u> Zip: <u>89410</u>

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 23037450-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410