

DOUGLAS COUNTY, NV
RPTT:\$2671.50 Rec:\$40.00
\$2,711.50 Pgs=4

2023-1002638

11/27/2023 01:14 PM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1318-23-217-008

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Weston O'Neal
PO Box 10961
Zephyr Cove NV 89448

Escrow No.: ZC3679-JL

RPTT \$2,671.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Nancy E. Hawkins, Trustee of the Nancy E. Hawkins Trust dated 6-6-03

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

Weston O'Neal, An Unmarried Man

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Nancy E. Hawkins, Trustee of the Nancy E. Hawkins Trust dated 6-6-03

Nancy E. Hawkins; TRUSTEE

By: Nancy E. Hawkins, Trustee

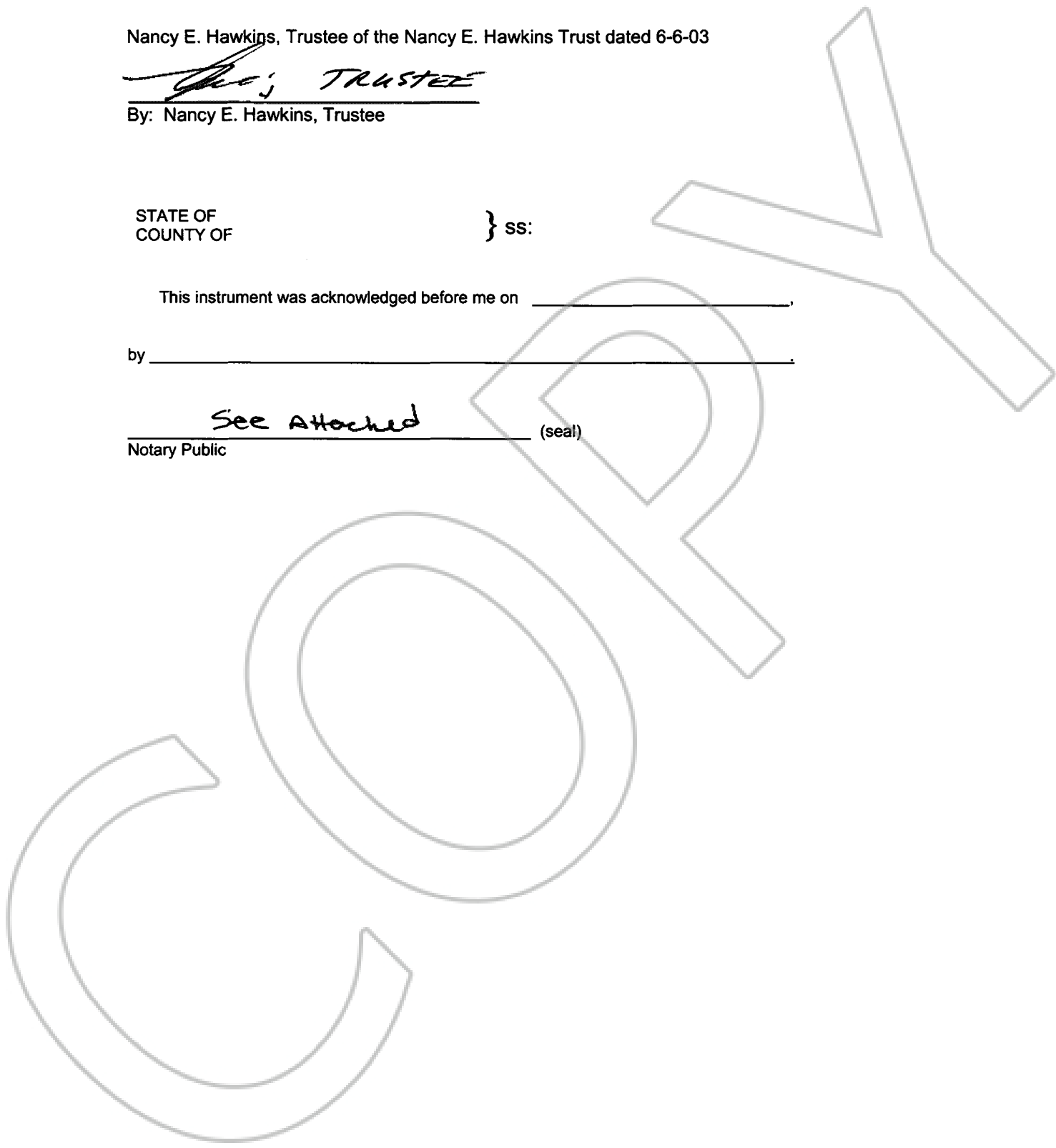
STATE OF
COUNTY OF

} ss:

This instrument was acknowledged before me on _____,

by _____.

See Attached (seal)
Notary Public



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 San Diego

On 11/16/2023 before me, Kaymarie Lynn Sandoval, Notary Public
(insert name and title of the officer)

personally appeared Nancy E Hawkins,
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.

Signature

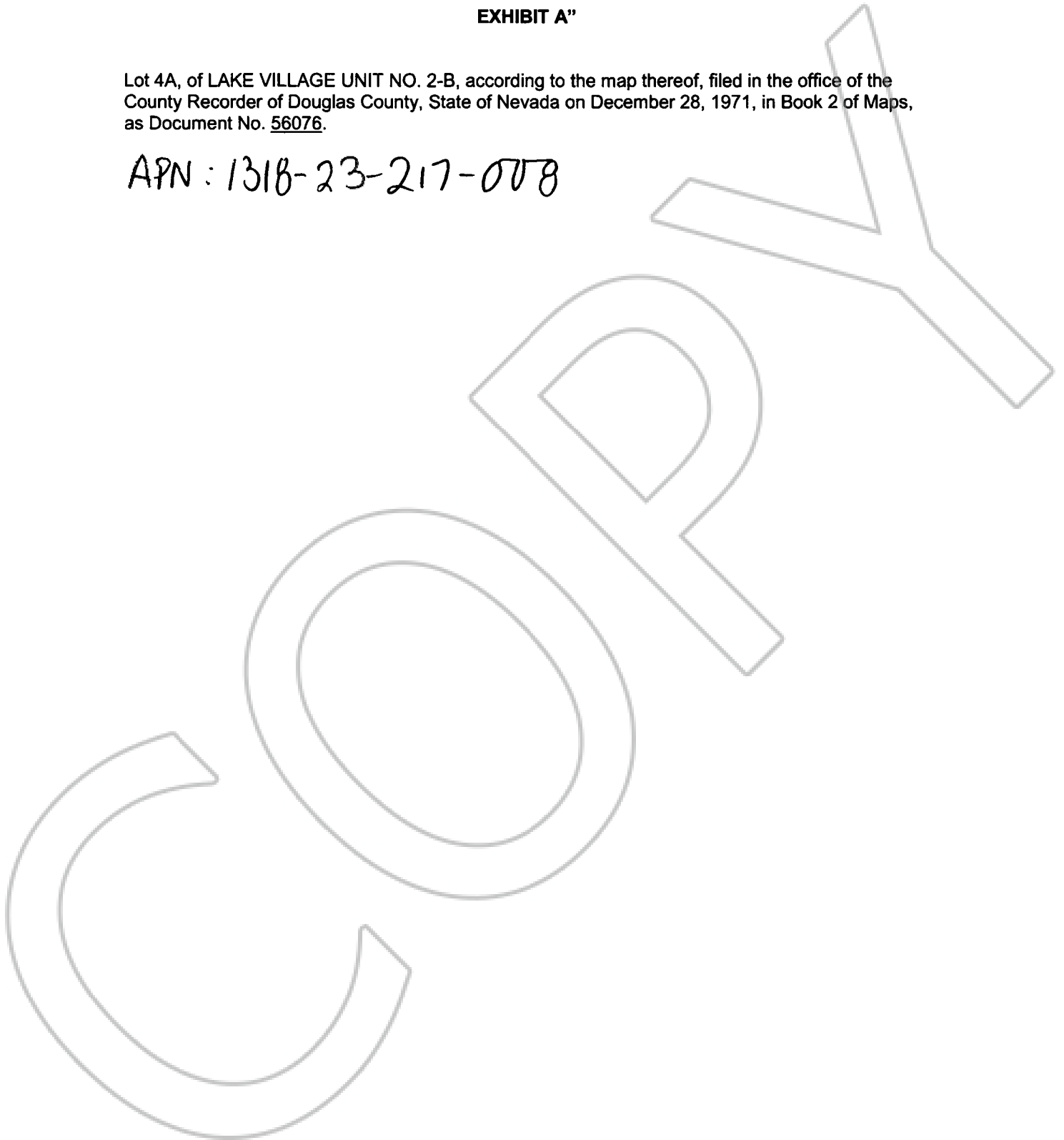
Kaymarie Lynn Sandoval (Seal)



EXHIBIT A"

Lot 4A, of LAKE VILLAGE UNIT NO. 2-B, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on December 28, 1971, in Book 2 of Maps, as Document No. 56076.

APN: 1318-23-217-008



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-23-217-008
- 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
- Other

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$685,000.00
Transfer Tax Value \$685,000.00
Real Property Transfer Tax Due: \$2,671.50

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 [Signature] Grantor _____

Signature _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Nancy E. Hawkins, Trustee
of the Nancy E. Hawkins
Trust dated 6-6-03
Address: PO BOX 624
PINE VALLEY CA
91962 91962

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Weston O'Neal
Address: PO BOX 10961
ZEPHYR COVE NV 89448

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

Print Name: Signature Title Company LLC Escrow #: ZC3679-JL
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED