

DOUGLAS COUNTY, NV
RPTT:\$1950.00 Rec:\$40.00
\$1,990.00 Pgs=3

2023-1002728

11/29/2023 02:28 PM

TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:

William J Shaw and Paige Shaw, Trustees of the The William and Paige Shaw Family Trust dated October 8, 2004

Mark Neddenriep and Jonel Neddenriep Trustees of the Mark and Jonel Neddenriep Trust dated November 20, 2007

834 HWY 88
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 2303433-RLT

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.: 1220-16-412-016

R.P.T.T. \$1,950.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Shawn David Holt a married man as his sole and separate property

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to William J Shaw and Paige Shaw, Trustees of the The William and Paige Shaw Family Trust dated October 8, 2004 and Mark Neddenriep and Jonel Neddenriep Trustees of the Mark and Jonel Neddenriep Trust dated November 20, 2007

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.


Shawn David Holt

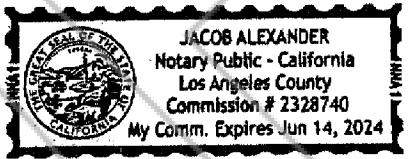
STATE OF ~~NEVADA~~ ^{CA}
COUNTY OF ~~DOUGLAS~~ ^{Los Angeles}

} ss: _____
11-21-23

This instrument was acknowledged before me on
by Shawn David Holt


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02303433.



JACOB ALEXANDER
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
COMMISSION #238740
MY COMM. EXPIRES JUNE 14, 2024

Escrow No. 2303433-RLT

EXHIBIT A
LEGAL DESCRIPTION

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

Lot 3, in Block A, as shown on the official map of Rabbitbrush Corners, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 2, 1992, in Book 392, Page 001, as Document No. 272299, Official Records.

APN: 1220-16-412-016

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-16-412-016
 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. a. Total Value/Sales Price of Property: \$ 500,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 500,000.00
 d. Real Property Transfer Tax Due: \$ 1,950.00

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

5. Partial Interest: Percentage being transferred: 100%

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 Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Shawn David Holt
 Address: 5260 Bellingham Avenue, #401
 City: Valley Village
 State: CA Zip: 91607

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: William J Shaw and Paige Shaw,
Trustees, ETAL
 Address: 834 Hwy 88
 City: Gardnerville NV 89460
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02303433-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED