

DOUGLAS COUNTY, NV **2023-992929**  
RPTT:\$4329.00 Rec:\$40.00  
\$4,369.00 Pgs=2 **01/03/2023 10:00 AM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1318-23-610-038
<b>R.P.T.T.</b>	\$4,329.00
<b>File No.:</b>	1853044 MMB
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Allen Sheldon and Keri Case	
2900 Aberdeen Lane	
El Dorado Hills CA 95762	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Matthew Lehman Lobaugh**, a single man for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Allen Sheldon and Keri Case**, husband and wife as **Joint Tenants with Rights of Survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

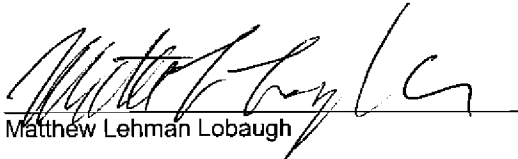
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 36 in Block B of Lakewood Knolls Annex, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on May 12, 1959, Document No. 14378.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: October 19, 2022

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

  
Matthew Lehman Lobaugh

State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 19<sup>th</sup> day of October, 2022  
By: Matthew Lehman Lobaugh

Signature:   
Notary Public

My Commission Expires: 01-19-2026



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-23-610-038  
 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'/Ind'l  
 g.  Agricultural                      h.  Mobile Home  
 Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property                      \$ 1,110,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 1,110,000.00  
 d. Real Property Transfer Tax Due                                \$ 4,329.00

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 MBowen    Capacity ESCROW OFFICER  
 Signature \_\_\_\_\_    Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Matthew Lehman Lobaugh  
 Address: 48633 Sunset Pines Road  
 City: Coarsegold  
 State: CA    Zip: 93614

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Allen Sheldon and Keri Case  
 Address: 2900 Aberdeen Lane  
 City: El Dorado Hills  
 State: CA    Zip: 95762

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 1853044 MMB  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville    State: NV    Zip: 89410