

DOUGLAS COUNTY, NV **2023-995183**  
RPTT:\$1513.20 Rec:\$40.00  
\$1,553.20 Pgs=2 **04/03/2023 09:09 AM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1220-21-710-195
<b>R.P.T.T.</b>	\$1,513.20
<b>File No.:</b>	1955291 MMB
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	Same as below
<b>When Recorded Mail To:</b>	
Logan Bradley DeAngelis and Laurel Jean Hinshelwood	
1339 Patricia Drive	
Gardnerville, NV 89460	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Justin Rickey and Trisha Rickey, husband and wife, as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Logan Bradley DeAngelis, a single man and Laurel Jean Hinshelwood, a single woman, as Joint Tenants with Rights of Survivorship**, that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 373, as shown on the Map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada on March 27, 1974, in Book 374, Page 676, as Document No. 72456, Official Records.

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: MARCH 3, 2023

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

[Signature]  
Justin Rickey

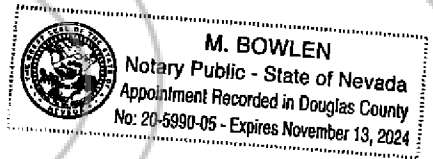
[Signature]  
Trisha Rickey

State of Nevada            )  
  ) ss  
County of Douglas        )

This instrument was acknowledged before me on the 3<sup>rd</sup> day of MARCH, 2023  
By: Justin Rickey and Trisha Rickey.

Signature: [Signature]  
Notary Public

My Commission Expires: 11/13/24



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1220-21-710-195
- 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 \_\_\_\_\_

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

- 3. a. Total Value/Sales Price of Property \$ 388,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ( )
- c. Transfer Tax Value: \$ 388,000.00
- d. Real Property Transfer Tax Due \$ 1,513.20

**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 *MBowman* Capacity \_\_\_\_\_ Escrow Officer \_\_\_\_\_

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Justin Rickey and Trisha Rickey  
Address: 5063 N. Blacktail Road  
City: Marana  
State: AZ Zip: 85653

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

Print Name: Logan DeAngelis and Laurel Hinshelwood  
Address: 1339 Patricia Drive  
City: Gardnerville  
State: NV Zip: 89460

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

Print Name: Stewart Title Company Escrow # 1955291 MMB  
Address: 1362 Hwy 395, Suite 109  
City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED