DOUGLAS COUNTY, NV

RPTT:\$1922.70 Rec:\$40.00

2023-996368

\$1,962.70 Pgs=2

05/11/2023 02:06 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1220-22-110-007 R.P.T.T.: \$1,922.70 Escrow No.: 23033681-RB

When Recorded Return To:

Shane Sheets 1426 James Road Gardnerville, NV 89460

Mail Tax Statements to: Shane Sheets 1426 James Road Gardnerville, NV 89460

SPACE ABOVE FOR RECORDER'S USE

## **GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Nancy L. Leadbetter, an unmarried woman as community property with right of survivorship

do(es) hereby Grant, Bargain, Sell and Convey to

## Shane Sheets, a single man

all that real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

Lot 74, of Gardnerville Ranchos, Phase 5, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on November 4th, 1970, as Document No. 50056.

Assessors Parcel No.: 1220-22-110-007

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

Page 2 of the Grant, Bargain, Sale Deed (s	ignature page). Escrow No.: 230336	81-RB
Dated this 8th day of May  Maney & Lead bitty	, 2023.	
Nancy L. Leadbetter	_	
STATE OF NEVADA		
COUNTY OF Washer		
This instrument was acknowledged before L. Leadbetter-and	me on this 8 day of Way	, 20 <u>23</u> by Nancy
Notary Public Sent		
	RANDI S. BENNETT  Notary Public - State of Nevada  Appointment Recorded in Washoe County	
	No. 96-5349-2 - Expires September 6, 2024	
		•

## STATE OF NEVADA **DECLARATION OF VALUE FORM** Assessor Parcel Number(s) 1220-22-110-007 a) b) c) d) 2. Type of Property: FOR RECORDER'S OPTIONAL USE ONLY Sgl. Fam. Residence ☐ Vacant Land b) Document/Instrument No.: ☐ 2-4 Plex ☐ Condo/Twnhse d) Page \_ Book ☐ Comm'l/ind'l e) ☐ Apt. Bldg. f) ☐ Agricultural ☐ Mobile Home h) Date of Recording: Other: Notes: \$492,525.00 3. a. Total Value/Sale Price of Property: b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00) c. Transfer Tax Value: \$492,525.00 \$1,922.70 d. Real Property Transfer Tax Due: 4. IF EXEMPTION CLAIMED: a. Transfer Tax Exemption, per NRS 375.090, Section: b. Explain Reason for Exemption: 5. Partial Interest: Percentage Being Transferred: 100.00% 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. Grantor Signature: Capacity: Grantee Capacity: Signature: **SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) Print Name: Nancy L. Leadbetter Print Name: Shane Sheets Address: Address: 1426 James Road 1426 James Gardnerville City: Gardnerville City: NU State: Nevada Zip: 89460 State: Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer) Print Name: First Centennial Title Company of Nevada Esc. #: 23033681-RB 1450 Ridgeview Dr, Ste 100 Address: City Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

	1220-22-1	N OF VAL	ber(s)	· · · · · · · · · · · · · · · · · · ·						\
2.	Type of Pr	operty:					FOR RI	ECORDER'S OF	TIONAL USE O	NLY
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c)	☐ Condo	/Twnhse	ď)	☐ 2-4 PI			Docum	ent/Instrument N	lo.:	
e)	☐ Apt. Bi	dg.	f)	☐ Comm	n'I/Ind'I		Book	_	Page	_\
g)	☐ Agricultural h) ☐ Mobile Home							Date of Recording:		
	☐ Other:							Notes:		
_							Notes.			
3. a. Total Value/Sale Price of Property:							-	\$492,525	.00	/
b. Deed in Lieu of Foreclosure Only (value of property)  c. Transfer Tax Value:  \$492,525.00								00		
	c. Transiei d. Real Pr			av Duo:			\$492,525.00 \$1,922.70			
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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.										
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and the same of th	(RE	QUIRED)	- 1	L.			/ /	(REQUIRED)		
Prin	nt Name: N	lancy L. Le	adbett	er		Prin	t Name:	Shane Sheets		_
Add	dress: 🕺	426 Ja	mes	Road		_ Add	ress:	1426 James Ro	oad	
City	r: G	<u>ARdnervi</u>	ille	00		_ City		Gardnerville	<u> </u>	
Sta	te: ∕ <u>V</u>	'V		Zip: 894	160	_ Stat	e:	Nevada	Zip: 89460	_
<u>co</u>	MPANY/PE			$\wedge$			ed if not	seller or buyer	1	
Prir	nt Name:	-			pany of Nev	ada_	Esc. #:	23033681-RB		
Add	dress:	1450 Ridg	jeview	Dr, Ste 10						
City	/	Reno	/		State: N	/	Zip:	89519		

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED