

DOUGLAS COUNTY, NV **2023-996368**
RPTT:\$1922.70 Rec:\$40.00
\$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.

Dated this 8th day of May, 2023.

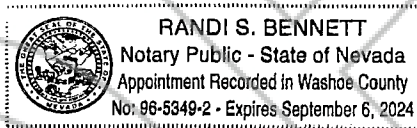
Nancy L. Leadbetter
Nancy L. Leadbetter

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 8th day of May, 2023 by Nancy L. Leadbetter ~~and~~.

Randi Bennett
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-22-110-007
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$492,525.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$492,525.00
 d. Real Property Transfer Tax Due: \$1,922.70

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.**

Signature: Nancy L. Leadbetter Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Nancy L. Leadbetter</u>	Print Name: <u>Shane Sheets</u>
Address: <u>1426 James Rd.</u>	Address: <u>1426 James Road</u>
City: <u>Gardnerville,</u>	City: <u>Gardnerville</u>
State: <u>NV</u> Zip: <u>89460</u>	State: <u>Nevada</u> Zip: <u>89460</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23033681-RB
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

- 1. Assessor Parcel Number(s)
- a) 1220-22-110-007
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) Sgl. Fam. Residence
- 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

Document/Instrument No.: _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

- 3. a. Total Value/Sale Price of Property: \$492,525.00
- b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
- c. Transfer Tax Value: \$492,525.00
- d. Real Property Transfer Tax Due: \$1,922.70

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.**

Signature: _____ DocuSigned by: _____ Capacity: _____ Grantor
 Signature: *Shane Sheets* Capacity: _____ Grantee
C83C97B9767F48E...

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

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

Print Name: Nancy L. Leadbetter
 Address: 1426 James Road
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Shane Sheets
 Address: 1426 James Road
 City: Gardnerville
 State: Nevada Zip: 89460

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23033681-RB
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED