

DOUGLAS COUNTY, NV
RPTT:\$1747.20 Rec:\$40.00
\$1,787.20 Pgs=3

2023-997122
06/05/2023 01:23 PM

SIGNATURE TITLE - MINDEN
SHAWNYNE GARREN, RECORDER

A.P.N.: 1220-21-810-239

RECORDING REQUESTED BY:
Signature Title Company LLC
1664 Highway 395 Suite 106
Minden, NV 89423

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Michael P. Boyle
Kylie Mason Wright
646 Carmel Way
Gardnerville, NV 89460

Escrow No.: 710221-NF

RPTT \$1,747.20

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Two Nickels LLC

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Michael P. Boyle and Kylie Mason Wright, husband and wife as joint tenants with right of survivorship

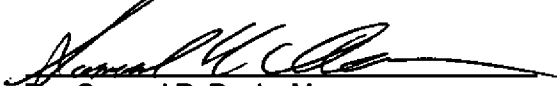
all that real property in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Two Nickels LLC


By: Samuel R. Davis, Manager


By: Karen M. Davis, Manager

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 5/26/23

by Samuel R. Davis and Karen M. Davis


Notary Public (seal)



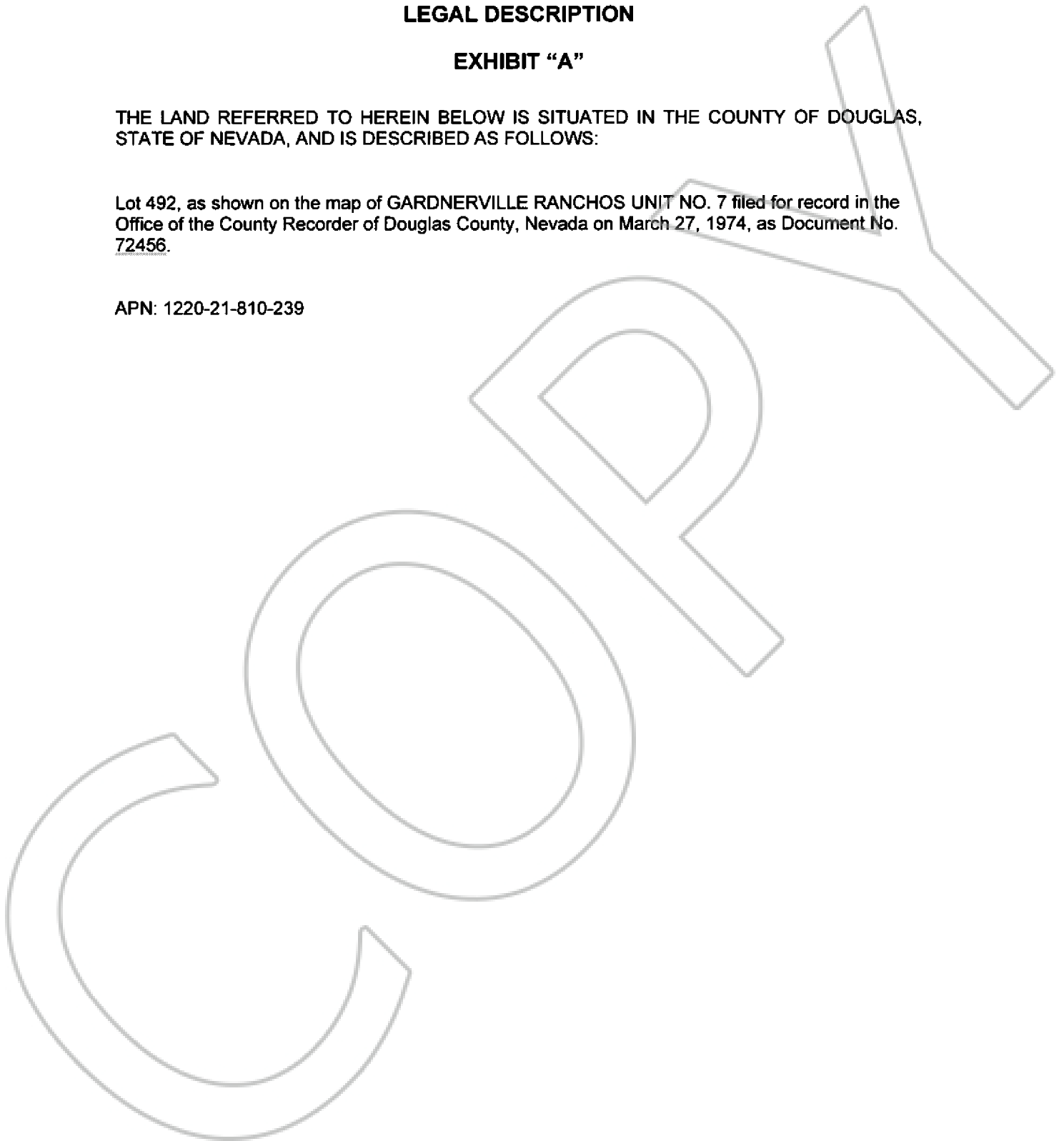
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 492, 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, as Document No.
72456.

APN: 1220-21-810-239



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1220-21-810-239
- 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

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$447,999.00
 Transfer Tax Value \$447,999.00
 Real Property Transfer Tax Due: \$1,747.20

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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 *M. Inez* Signature *Agent*

 Signature _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Two Nickels LLC
 Address: 1311 Kim Place
Minden, NV 89423

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Michael P. Boyle and Mason Wright
 Address: 646 Carmel Way
Gardnerville, NV 89460

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

Print Name: Signature Title Company LLC Escrow #: 710221-NF
 Address: 1664 Highway 395 Suite 106, Minden, NV 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED