

APN: 1319-30-716-002

RECORDING REQUESTED BY:

Devin Farnsworth & Holly Farnsworth

AFTER RECORDATION, RETURN BY MAIL TO:

Devin Farnsworth & Holly Farnsworth
1700 Buckthorn Ct
Minden, NV 89423



SHAWNYNE GARREN, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: On this 15 day of July, 2023, Michael Connelly, a single man, as to an undivided 22.5% interest, and Rachelle Faedi, a single woman, as to an undivided 22.5% interest, in consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Devin Farnsworth and Holly Farnsworth, husband and wife as joint tenants with right of survivorship, and to the heirs and assigns of such Grantee forever, their interest in all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

[Signature]
Michael Connelly
[Signature]
Rachelle Faedi

STATE OF NEVADA)
COUNTY OF Washoe) ss.

This instrument was acknowledged before me on the 24 day of July, 2023 by Michael Connelly and Rachelle Faedi.

[Signature]
Notary Public



EXHIBIT "A"

PARCEL I

UNIT B AS SET FORTH ON THE CONDOMINIUM MAP LOT 120 TAHOE VILLAGE UNIT NO. 1 AMENDED, FILED FOR RECORD MARCH 5, 1981, BOOK 381, PAGE 548, DOCUMENTS NO. 54105, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL II

TOGETHER WITH AN UNDIVIDED 1/4TH INTEREST IN AND TO THOSE PORTIONS DESIGNATED COMMON AREAS AS SET FORTH ON THE CONDOMINIUM MAP OF LOT 120, TAHOE VILLAGE UNIT NO. 1, AMENDED, FILED FOR RECORD MARCH 5, 1981, BOOK 381, PAGE 548, DOCUMENT NO. 54105, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL III

AN EXCLUSIVE EASEMENT APPURTENANT TO THE UNIT REFERENCED ABOVE, OVER THE COMPONENTS SPECIFICALLY ALLOCATED TO SUCH UNIT AS SHOWN ON THE PLAT AND DECLARATION THEREOF.

PARCEL IV

A NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS, EGRESS, USE ENJOYMENT AND OTHER PURPOSES ALL AS DESCRIBED ON THE PLAT AND DECLARATION THEREOF.

Per NRS 111.312, this legal description was previously recorded at Document No. 2019-925839 on 02/15/2019

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-30-716-002
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 599,000
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 269,350
 Real Property Transfer Tax Due: \$ 1,053.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 45.00 %

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 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 [Signature] Capacity _____ Grantor
 Signature _____ Capacity _____ Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Michael Connelly & Rachelle Faedi
 Address: ~~46310 Jette Ct~~ 16310 Jette Ct.
 City: Reno
 State: NV Zip: 89511

Print Name: Decin Farnsworth & Holly Farnsworth
 Address: 1700 Buckthorn Ct
 City: Minden
 State: NV Zip: 89423

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)