

DOUGLAS COUNTY, NV **2024-1004017**
RPTT:\$2769.00 Rec:\$40.00
\$2,809.00 Pgs=2 **01/19/2024 12:15 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1220-15-210-084
R.P.T.T.	\$2,769.00
File No.:	2209133 DC
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Kent Edward McNab	
P.O. Box 124	
San Leandro, CA 94577	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Dainer Franklin Bailey and Candice Allene Bailey, Trustees of The Bailey Trust Dated July 28, 2021** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Kent Edward McNab, an unmarried man, and to the heirs and assigns of such Grantee forever**, all 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 6, as said lot is shown on the Official Plat of GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on June 1, 1965, in Book 1 of Maps, filed as No. 28309, and Title Sheet amended on June 4, 1965, as Filing No. 28377.

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: 1/12/24

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


The Bailey Trust Dated July 28, 2021

Dainer Franklin Bailey
Dainer Franklin Bailey, Trustee
Candice Allene Bailey
Candice Allene Bailey, Trustee

State of ~~Nevada~~ Kansas)
County of ~~Douglas~~ Shawnee) ss

This instrument was acknowledged before me on the 12 day of January, ~~2023~~ 2024
By: Dainer Franklin Bailey, Candice as Trustees of The Bailey
Trust Dated July 28, 2021 Allene Bailey

Signature: *Rebecca L. Ruben*
Notary Public
Dawn Cuellar Rebecca L. Ruben
My Commission Expires: 1-19-2026

 **Rebecca L. Ruben**
NOTARY PUBLIC—STATE OF KANSAS
Comm. #1191888
My Comm. Exp: January 19, 2026

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-15-210-084
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 710,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 710,000.00
 d. Real Property Transfer Tax Due \$ 2,769.00

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

5. Partial Interest: Percentage being transferred: 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 [Handwritten Signature] Capacity _____ Grantor _____
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: The Bailey Trust Dated July 28, 2021
 Address: 2609 SW RANDOLPH COURT
 City: TORREYA
 State: KANSAS Zip: 66611

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Kent McNab
 Address: P.O. Box 124
 City: San Leandro
 State: CA Zip: 94577

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2209133 DC
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED