



SHAWNYNE GARREN, RECORDER

THE UNDERSIGNED HEREBY AFFIRMS THAT
THIS DOCUMENT DOES NOT CONTAIN A
SOCIAL SECURITY NUMBER PER NRS 239B.030.

APN: 1219-03-002-101

Recording Requested by:
Grantor, Michael Guard Sheehan

WHEN RECORDED MAIL DOCUMENTS
AND TAX STATEMENTS TO:
MICHAEL KEOLA SHEEHAN
P.O. Box 81
Hanalei, HI 96714

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

The undersigned grantor declares: \$663.00 DOCUMENTARY TRANSFER TAX

That, MICHAEL GUARD SHEEHAN, a single man, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to MICHAEL KEOLA SHEEHAN, a single man, all that real property in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

2/23/ 2024

MICHAEL GUARD SHEEHAN

-LOOSE CERTIFICATE OF ACKNOWLEDGMENT ATTACHED-

HAWAII NOTARY ACKNOWLEDGEMENT (INDIVIDUAL)

State of Hawaii
County of Kauai SS.

On this 23rd day of January, 2024, before me personally appeared MICHAEL GUARD SHEEHAN, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

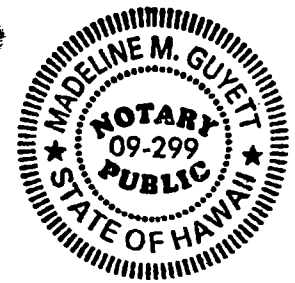
Description of Document: Grant, Bargain, Sale Deed
Date of Document: 01/23/2024
No. of Pages: 3

Madeline M. Guyett
Signature of Notary Public

(Seal)

Madeline M. Guyett
Printed Name of Notary Public

Commission Expiration Date: 01/23/2025



THIS ACKNOWLEDGMENT IS ATTACHED TO A GRANT, BARGAIN AND SALE DEED
dated January 23, 2024.

Doc. Date: 01/23/2024 # Pages: 3

Notary Name: Madeline M. Guyett 5th Circuit

Doc. Description: Grant, Bargain
Sale Deed

Madeline M. Guyett 01/23/2024
Notary Signature Date



EXHIBIT "A"

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Being a portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 12 North, Range 19 East, Mount Diablo Base and Meridian, and being more particularly described as follows: Parcel No. 1 as shown on that Certain Parcel Map LDA 01-096 for LINDA LODATO BARTLETT, filed for record in the Office of the County Recorder of Douglas County, Nevada, on April 2, 2003 in Book 0403, of Official Records at Page 776, as Document No. 572182.

TOGETHER WITH all water rights, surface or ground permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property including all water rights currently righted to APN 1219-03-002-101 and 102 including Quitclaim Deed 0567627 (A portion of permit 49416, being 4.04 acre-feet annually, together with a prorate of diversion. APN 1219-03-002-013) filed in the official records of Douglas County on February 20, 2003 at 2:47 pm.

APN: 1219-03-002-101

The above legal description appeared previously in that certain Document recorded on December 23, 2021, as Document No. 978836, of Official Records, pursuant to NRS Section 6. NRS 111.312.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1219-03-002-101
 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 170,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 663.00

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 *Michael Guard Sheehan* Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Michael Guard Sheehan Print Name: Michael Keola Sheehan
 Address: P.O. Box 81 Address: P.O. Box 81
 City: Hanalei City: Hanalei
 State: HI Zip: 96714 State: HI Zip: 96714

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

Print Name: A+ Documents Escrow # _____
 Address: 411 W. Third Street, Suite 1
 City: Carson City State: NV Zip: 89703