

APN: 1221-09-001-004  
R.P.T.T.: \$3,439.80  
Escrow No.: 24040415-SA  
When Recorded Return To:  
Steve Lanning and Suzanne Lanning  
21140 Peary Avenue  
Sonoma, CA 95476

Mail Tax Statements to:  
Steve Lanning and Suzanne Lanning  
21140 Peary Avenue  
Sonoma, CA 95476

DOUGLAS COUNTY, NV  
RPTT:\$3439.80 Rec:\$40.00  
\$3,479.80 Pgs=3  
2024-1006440  
04/08/2024 03:42 PM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Randolph J. McConville and Mona R. McConville, Trustees of The McConville Family Trust Dated June 29,2023**

do(es) hereby Grant, Bargain, Sell and Convey to

**Steve Lanning and Suzanne Lanning, husband and wife, as joint tenants with right of survivorship**

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

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

Dated this 28 day of March, 2024.

The McConville Family Trust Dated June 29, 2023

BY: Randolph J. McConville  
Randolph J. McConville  
Trustee

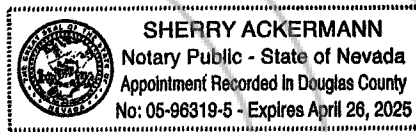
BY: Mona R. McConville  
Mona R. McConville  
Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 28 day of March, 2024, by Randolph J. McConville, as Trustee and Mona R. McConville, as Trustee of The McConville Family Trust Dated June 29, 2023.

Sherry Ackermann  
Notary Public



## EXHIBIT "A"

A parcel of land located within a portion of Section 9, Township 12 North, Range 21 East, M.D.B.&M., more particularly described as follows:

Beginning at the most easternmost corner of Parcel A, as shown on the Parcel Map for Edward E. and Alice L. Grafe, recorded May 13, 1974, in Book 574, at Page 362, as Document No. 73151, said point lying on the Southwesterly Right-Of-Way line of Jacobsen Lane and Bearing North 03°30'22" West, 1421.94 feet from the East one-quarter corner of Section 9; thence leaving said Right-Of-Way Line South 41°11'06" West, 34.68 Feet; Thence North 75°50'44" West, 126.35 feet; Thence South 82°27'06" West, 162.67 Feet; thence North 81°54'49" West, 55.81 feet; thence North 51°18'49" West 125.21 feet; thence North 48°06'29" West, 630.04 Feet to the Southwest Corner of the Parcel as shown on the Parcel Map for Richard J. and Hazel I. Wheaton, recorded May 13, 1974, in Book 574, at Page 362, as Document No. 73150; thence North 84°02'46" East, 370.00 feet to a point on said Right-of-Way Line; thence along said Right-of-Way Line South 48°27'14" East, 105.01 feet; thence continuing along said Right-Of-Way Line South 30°15'00" East, 88.00 Feet; thence continuing along said Right-Of-Way line South 48°48'54" East, 581.57 Feet to the Point of Beginning.

Reference is made to Record of Survey to support a boundary line adjustment for Marie H. and George L. Snavely Trust, et al, recorded July 8, 1997, in Book 797, Page 1159, as Document No. 416724.

The above metes and bounds description appeared previously in that certain document recorded October 23, 2013, in Book 1013, Page 4506, as Document No. 832480.

APN: 1221-09-001-004

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1221-09-001-004  
 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: \$882,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$882,000.00  
 d. Real Property Transfer Tax Due: \$3,439.80

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: SA Capacity: \_\_\_\_\_ Grantor ESCROW  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

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

Print Name: Randolph J. McConville and Mona R. McConville, Trustees of The McConville Family Trust Dated June 29, 2023  
 Address: 1021 Pinon Pass  
 City: Fischer  
 State: TX Zip: 78623

Print Name: Steve Lanning and Suzanne Lanning  
 Address: 21140 Peary Avenue  
 City: Sonoma  
 State: California Zip: 95476

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24040415-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville State: NV Zip: 89410