

DOUGLAS COUNTY, NV
RPTT:\$2515.50 Rec:\$40.00
\$2,555.50 Pgs=3

2024-1006945

04/22/2024 03:37 PM

TOIYABE TITLE

SHAWNYNE GARREN, RECORDER

APN: 1320-33-212-007

RPTT: \$2,515.50

Escrow No.: TTL-24-2318

When recorded return to:

Sharon Ouellet

1532 Snaffle Bit Drive

Gardnerville, NV 89410

Mail Tax Statement to:

Grantee same as above

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That Lisa A Youngblood, a single person AKA Lisa A Bytheway, a single person

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Sharon Ouellet, an unmarried woman

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

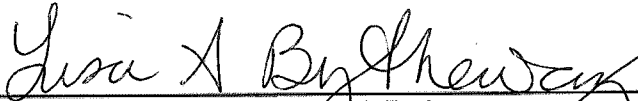
See Exhibit "A" attached hereto and made a part hereof.

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

Signature continues on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. TTL-24-2318
Page Two

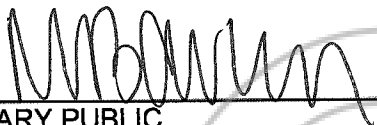
Witness my hand(s) this 22nd day of April, 2024.



Lisa A. Youngblood AKA Lisa A Bytheway

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on this 22nd day of April, 2024 by Lisa A Youngblood AKA Lisa A Bytheway***



NOTARY PUBLIC


 M. BOWLEN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 20-5990-05 - Expires November 13, 2024

Exhibit "A"

**Lot 97 as shown on Final Map Planned Unit Development PD 04-008
The Ranch at Gardnerville Phase 11A-2, recorded in the office of the
Douglas County Recorder, State of Nevada on October 3, 2014 as
Document No. 2014-850353, Official Records.**



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1320-33-212-007
 b) _____
 c) _____
 d) _____

2. Type of Property:

- | | | | |
|-----------------------------|-------------------------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other: _____ (please specify) | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____

3. Total Value/Sales Price of Property:

	<u>\$645,000.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$0.00</u>
Transfer Tax Value:	<u>\$645,000.00</u>
Real Property Transfer Tax Due:	<u>\$2,515.50</u>

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: _____ %

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 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/Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Lisa A Youngblood
 Address: 1532 Snaffle Bit Drive
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Sharon Ouellet
 Address: 1532 Snaffle Bit Drive
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Toiyabe Title Escrow # TTL-24-2318
 Address: 5496 Reno Corporate Drive
 City: Reno State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)