

DOUGLAS COUNTY, NV **2024-1007828**  
RPTT:\$2749.50 Rec:\$40.00  
\$2,789.50 Pgs=3 **05/15/2024 08:44 AM**  
TICOR TITLE - CC (NVTH3K)  
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1420-07-210-001

Order No.: TTR2400841-DKC

**WHEN RECORDED MAIL TO and MAIL  
TAX STATEMENTS TO:**

Samuel E. Michaels and Sandra D.  
Michaels, Trustees of The Michaels Family  
Trust dated July 26, 2018  
PO Box 62  
Cambria, CA 93428

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

R.P.T.T \$2,749.50

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Jennifer McEntee and Markus McEntee, Wife and Husband as Joint Tenants with  
Right of Survivorship,**

do(es) hereby GRANT, BARGAIN AND SELL to

**Samuel E. Michaels and Sandra D. Michaels, Trustees of The Michaels Family Trust  
dated July 26, 2018**

the real property situated in the County of Douglas, State of Nevada, described as follows:

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"  
ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR  
GRANT BARGAIN SALE DEED

Dated: 5/14/24

Jennifer McEntee

Jennifer McEntee

Markus McEntee

Markus McEntee

State of NEVADA

County of ~~DOUGLAS~~ Carson City

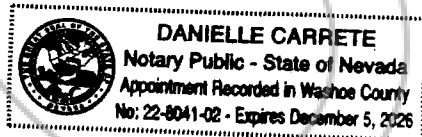
This instrument was acknowledged before me on this 14 day of May,  
2024, by

Jennifer McEntee and Markus McEntee

Danielle Carrete

Notary Public

[SEAL]



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 1420-07-210-001**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 7, as shown on the map of Valley View Subdivision Unit No. 3, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 28, 1964, in Book 27, Page 47, as Document No. 26188.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)  
 a. 1420-07-210-001  
 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      \$ 705,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 705,000.00  
 d. Real Property Transfer Tax Due      \$ 2,749.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section NONE  
 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 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 Jennifer McEntee      Capacity: Grantor  
 Signature Markus McEntee      Capacity: Grantee

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

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

Print Name: Jennifer McEntee and Markus McEntee  
 Address: 1680 Pinoak Ln  
 City: Carson City  
 State: NV      Zip: 89703

Print Name: Samuel E. Michaels and Sandra D. Michaels, Trustees of The Michaels Family Trust dated July 26, 2018  
 Address: PO Box 62  
 City: Cambria  
 State: CA      Zip: 93428

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

Print Name: Ticor Title of Nevada, Inc.  
 Address: 307 West Winnie Lane, Suite 1  
 City: Carson City

Escrow # TTR2400841  
 State: NV      Zip: 89703