

DOUGLAS COUNTY, NV  
RPTT:\$4582.50 Rec:\$40.00  
\$4,622.50 Pgs=2

**2024-1008313**

**05/20/2024 11:59 AM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARRER, RECORDER

APN: 1419-11-002-055

R.P.T.T.: \$4,582.50

Escrow No.: 24040959-SH

When Recorded Return To:

Keith J. Fawcett, Jr. and Alyssa Joy Ideboen

3440 Bernese Court

Carson City, NV 89705

Mail Tax Statements to:

Keith J. Fawcett, Jr. and Alyssa Joy Ideboen

3440 Bernese Court

Carson City, NV 89705

SPACE ABOVE FOR RECORDER'S USE

## GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Samantha A. McDougal and Rylan N. McDougal, wife and husband as joint tenants with right of survivorship, who erroneously acquired title as Samantha A. McDougal and Rylan N. McDouglas**

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

**Keith J. Fawcett, Jr. and Alyssa Joy Ideboen, husband and wife, as joint tenants with right of survivorship**

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

Lot 67, of Alpine View Estates, Phase 3, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on April 16th, 1973, as Document No. 65319.

Assessors Parcel No.: 1419-11-002-055

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

Dated this 17 day of May, 2024.

S. McDougal  
Samantha A. McDougal

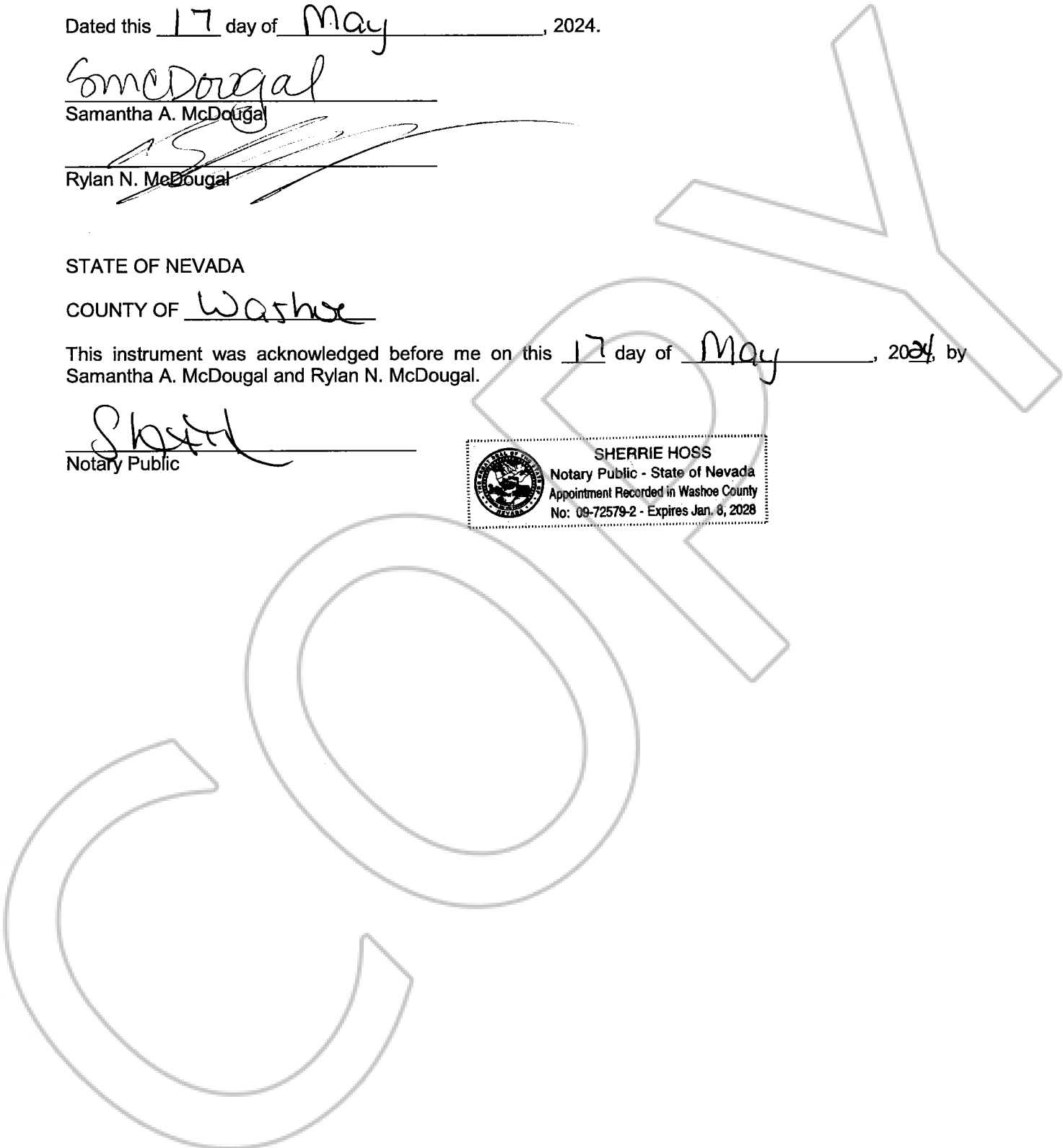
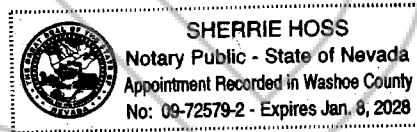
[Signature]  
Rylan N. McDougal

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 17 day of May, 2024, by Samantha A. McDougal and Rylan N. McDougal.

[Signature]  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1419-11-002-055  
 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: \_\_\_\_\_

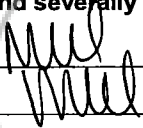

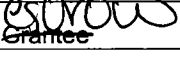
| FOR RECORDER'S OPTIONAL USE ONLY |            |
|----------------------------------|------------|
| Document/Instrument No.:         | _____      |
| Book _____                       | Page _____ |
| Date of Recording:               | _____      |
| Notes:                           | _____      |

3. a. Total Value/Sale Price of Property: \$1,175,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$1,175,000.00  
 d. Real Property Transfer Tax Due: \$4,582.50

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:  Capacity:   
 Signature: \_\_\_\_\_ Capacity: 

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

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

Samantha A. McDougal and Rylan N. McDougal, wife and husband as joint tenants with right of survivorship, who erroneously acquired title as Samanthas  
 Print Name: A. McDougal and Rylan N. McDouglas  
 Address: 9316 Skyracer Drive  
 City: Reno  
 State: NV                      Zip: 89521

Keith J. Fawcett, Jr. and Alyssa Joy Ideboen  
 Print Name: Keith J. Fawcett, Jr. and Alyssa Joy Ideboen  
 Address: 3440 Bernese Court  
 City: Carson City  
 State: Nevada                      Zip: 89705

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24040959-SH  
 Address: 1450 Ridgeview Dr, Ste 100  
 City Reno                      State: NV                      Zip: 89519