

DOUGLAS COUNTY, NV **2024-1008831**
RPTT:\$2808.00 Rec:\$40.00
\$2,848.00 Pgs=2 **06/07/2024 08:42 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1220-24-201-037
R.P.T.T.	\$2,808.00
File No.:	2325706 KDJ
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Matthew Myrick and Amanda Kathleen Myrick	
12825 Norfolk Place	
Dublin, CA 94568	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Jeffrey Meagher, a single man** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Matthew Myrick and Amanda Kathleen Myrick, husband and wife, as Community Property with Right of Survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Parcel 27-A as shown on the Parcel Map for CHUCK JACOBS, recorded December 14, 1987, in Book 1287 of Official Records at Page 1985, Douglas County, Nevada as Document No. 168715, being a division of Lot 27, as shown on the Official Map of RUHENSTROTH RANCHOS Subdivision filed for record on April 15, 1965, as Document No. 27706, Douglas County, Nevada.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: June 4, 2024

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

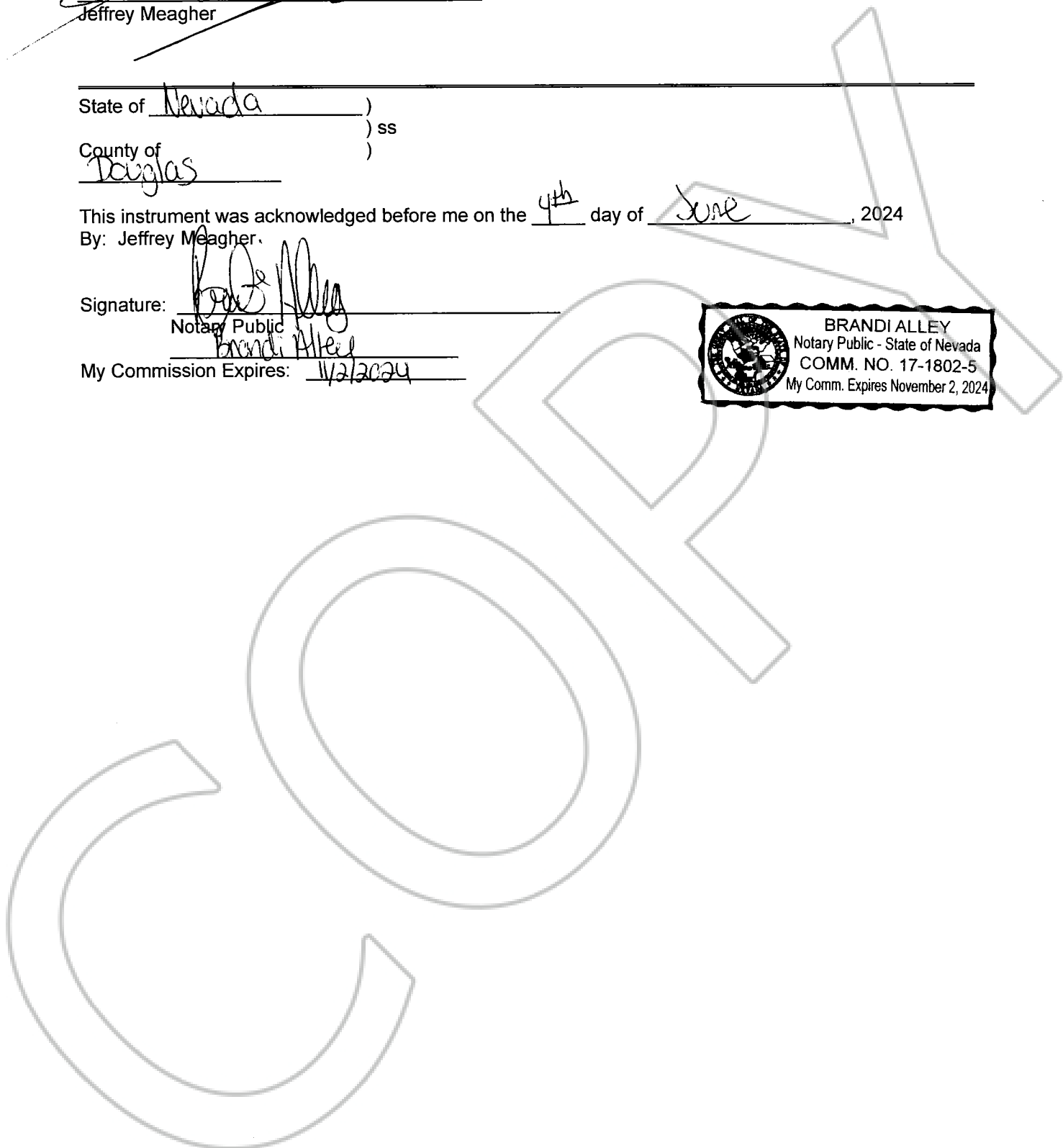
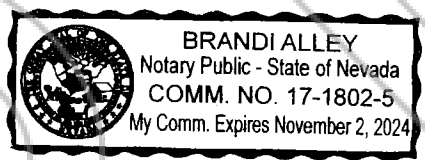
[Signature]
Jeffrey Meagher

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 4th day of June, 2024
By: Jeffrey Meagher.

Signature: [Signature]
Notary Public
Brandi Alley

My Commission Expires: 11/2/2024



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-24-201-037
 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 \$ 720,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 720,000.00
 d. Real Property Transfer Tax Due \$ 2,808.00

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 ANOMA Capacity _____ Agent _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Jeffrey Meagher
 Address: 1638 Finch Dr.
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Matthew Myrick and Amanda Kathleen Myrick
 Address: 12825 Norfolk Place
 City: Dublin
 State: CA Zip: 94568

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2325706 KDJ
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED