

DOUGLAS COUNTY, NV **2024-1008930**
RPTT:\$4251.00 Rec:\$40.00
\$4,291.00 Pgs=5 **06/10/2024 01:55 PM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1319-11-002-009

Order No.: TTR2400932-RT

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

Timothy K. Moore and Cynthia L. Moore,
Trustees of the Timothy K. Moore, Jr. and
Cynthia L. Moore Revocable Trust dated
January 26, 2018
P.O BOX 550294
South Lake Tahoe, CA 96155

SIGNED IN COUNTERPART

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$4,251.00

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

Mark S Byrne and Ramona H Byrne, Husband and Wife as Community Property With Right of Survivorship,

do(es) hereby GRANT, BARGAIN AND SELL to

Timothy K. Moore Jr. and Cynthia L. Moore, Trustees of the Timothy K. Moore, Jr. and Cynthia L. Moore Revocable Trust dated January 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: 5.28.24

Mark S Byrne

Mark S Byrne

SIGNED IN COUNTERPART

Ramona H Byrne

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 28 day of May,
2024, by

mark S Byrne - only

Shawna Kennedy
Notary Public

[SEAL]



SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED

Dated: 5.28.24

Mark S Byrne

Mark S Byrne

Ramona H Byrne
Ramona H Byrne

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 28 day of May,
2024, by

mark s Byrne - only

Shawna Kennedy
Notary Public

[SEAL]



All Purpose Acknowledgement

State of: Kentucky

County of: Jefferson

On this 7th day of June 2024, before me

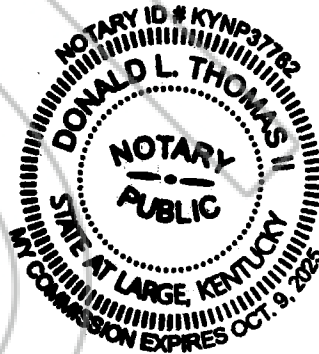
Donald Thomas, a Notary Public, personally appeared

Ramona H. Burre,

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

Witness my hand and seal:

Donald Thomas
Printed Name:
My commission expires: 10-19-2025



(Seal)

DESCRIPTION OF ATTACHED DOCUMENT:

Title or Type of Document: Deed

Document Date: 06-07-2024 Number of Pages: 2

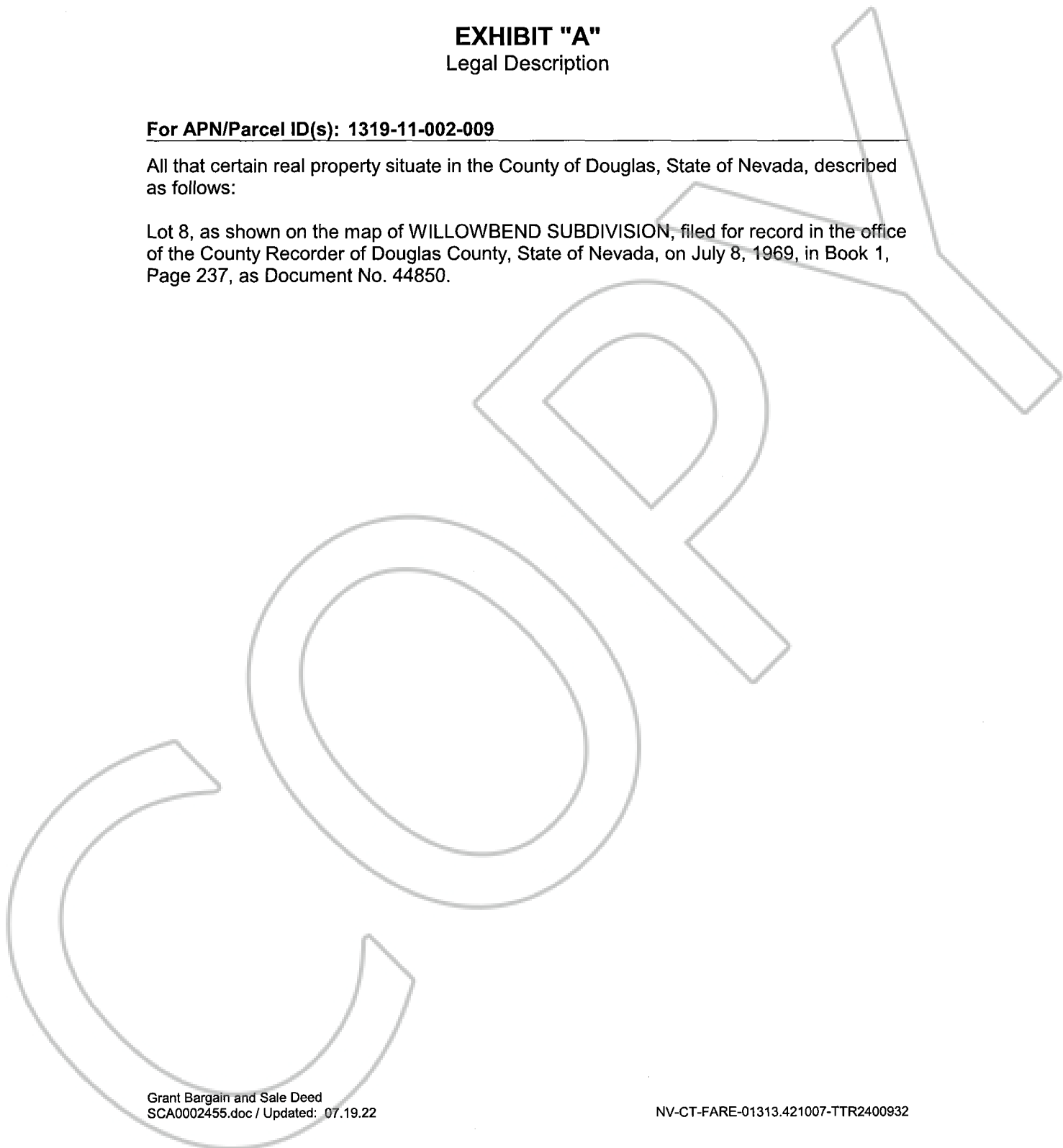
Signers other than named above: N/A

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1319-11-002-009

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

Lot 8, as shown on the map of WILLOWBEND SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on July 8, 1969, in Book 1, Page 237, as Document No. 44850.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1319-11-002-009
 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 \$ 1,089,825.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,089,825.00
 d. Real Property Transfer Tax Due \$ 4,251.00

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 *Mark S Byrne* Capacity: Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Mark S Byrne and Ramona H Byrne
 Address: 2023 Swiss Village way
 City: LOUISVILLE
 State: KY Zip: 40217

Print Name: Timothy K. Moore and Cynthia L. Moore, Trustees of the Timothy K. Moore, Jr. and Cynthia L. Moore Revocable Trust dated January 26, 2018
 Address: P.O BOX 550294
 City: South Lake Tahoe
 State: CA Zip: 96155

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

Print Name: Ticor Title of Nevada, Inc.
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville

Escrow # TTR2400932
 State: NV Zip: 89410