APN: 1420-34-501-031

Escrow No.: TTR2401381-RT

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

Wallace Myles Eshelman 2790 E Valley Rd Minden, NV 89423-9097 DOUGLAS COUNTY, NV RPTT:\$0.00 Rec:\$40.00

2024-1009108

\$40.00 Pgs=3

06/14/2024 10:12 AM

TICOR TITLE - GARDNERVILLE

SHAWNYNE GARREN, RECORDER

E05

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

R.P.T.T Exemption #5

THIS INDENTURE WITNESSETH: That

Charmaine M. Phillippi, wife of the Grantee

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

Wallace Myles Eshelman, a married man as his sole and separate property

all that 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.

GRANTOR HEREIN EXECUTES THIS INSTRUMENT FOR THE SOLE PURPOSE OF RELINQUISHING ANY AND ALL CLAIM OR CLAIMS OF COMMUNITY PROPERTY INTEREST HE/SHE HAS OR MAY HAVE IN AND TO THE WITHIN DESCRIBED REAL PROPERTY.

Subject to:

- 1. Taxes for the fiscal year;
- 2. Rights of Way, reservations, restrictions, easements, and conditions of record.

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

Grant Bargain Sale Deed (Spouse) with DOV NVD1314.doc / Updated: 04.14.22

NV-CT-FARE-01313.421007-TTR2401381

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR GRANT BARGAIN SALE DEED

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s)

Dated: 6/7/24
Charmaine M. Phillippi

State of County of III WOOL

This instrument was acknowledged before me on this day of 2024, by Charmaine M. Phillippi

Notary Public My Commission Expires: My (1) 13, 2015

[SEAL]

Grant Bargain Sale Deed (Spouse) with DOV NVD1314.doc / Updated: 04.14.22

NV-CT-FARE-01313,421007-TTR2401381

OFFICIAL STAMP
CHRISTINA LEE RIEGER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1010126

MY COMMISSION EXPIRES MARCH 23, 2025

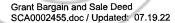
EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 1420-34-501-031

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

Parcel 3 as shown on Parcel Map LDA #04-042 for Richard Seaman recorded in the office of Douglas County Recorder on December 13, 2005 in Book 1205, Page 5471 as Document No. 663170, Official Records of Douglas County, State of Nevada.



STATE OF NEVADA DECLARATION OF VALUE

Assessor's Parcel Number(s)	()	
a. 1420-34-501-031	\ \	
b	\ \	
c	\ \	
d	\ \	
2. Type of Property:		
a. U Vacant Land b. M Single Fam. Res.	FOR RECORDERS OPTIONAL USE ONLY	
c. Condo/Twnhse d. 2-4 Plex	BookPage:	
e. 🗖 Apt. Bldg f. 🗖 Comm'l/Ind'l	Date of Recording:	Ļ
g. Agricultural h. Mobile Home	Notes:	7
☐ Other		
3. a. Total Value/Sales Price of Property	\$ 0.00	١,
b. Deed in Lieu of Foreclosure Only (value of proper		Υ.
c. Transfer Tax Value:	\$ 0.00	<u></u>
(_
d. Real Property Transfer Tax Due	\$ 0.00	_
4. <u>If Exemption Claimed:</u>	\\ / /	
a. Transfer Tax Exemption per NRS 375.090, Section		
b. Explain Reason for Exemption: Transfer	of little between Spouse	<u> </u>
Withour Consideration		
5. Partial Interest: Percentage being transferred: 100.0	00%	
The undersigned declares and acknowledges, under penalt		_
and NRS 375.110, that the information provided is correc		
and can be supported by documentation if called upon to s		
Furthermore, the parties agree that disallowance of any cla		
additional tax due, may result in a penalty of 10% of the ta		
to NRS 375.030, the Buyer and Seller shall be jointly and	severally hable for any additional amount owed.	
Signature Lus Pellel	Capacity: Grantor AJEAH	
Signature	Capacity: Grantee	_
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION	
(REQUIRED)	(REQUIRED)	
Print Name: Charmaine M Phillipi	Print Name: Wallace Myles Eshelman	
Address: 2790 E Valley Rd	Address: 2790 E valley Rd	
City: Minden	City: Minden	
State: NV Zip: 89423	State: NV Zip: 89423	
		_
COMPANY/PERSON REQUESTING RECORDING		
Print Name: Ticor Title of Nevada, Inc.	Escrow # TTR2401381	_
Address: 1483 US Hwy 395 N, Suite B	0.4.20	
City: Gardnerville	State: NV Zip: 89410	_