

DOUGLAS COUNTY, NV **2024-1010426**
RPTT:\$2340.00 Rec:\$40.00
\$2,380.00 Pgs=3 **07/26/2024 02:32 PM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1220-21-111-122

Order No.: TTR2401921-RT

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

John Decarlo
1362 Us Hwy 395 N, Suite 102-406
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$2,340.00

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

**Shirley Lee Denesha, Personal Representative of the Estate of Thomas
David Doherty aka Thomas D. Doherty, Deceased, pursuant to Case No.
2023-PB-00045**

do(es) hereby GRANT, BARGAIN AND SELL to

John Decarlo, A Single Man

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: July 25, 2024

The Estate of Thomas David Doherty aka Thomas D. Doherty

BY: Shirley Lee Denesha
Shirley Lee Denesha, Personal Representative

State of ~~NEVADA~~^{TMT} New York
County of ~~WASHOE~~^{TMT} Jefferson

This instrument was acknowledged before me on this 25 day of July
, 2024, by Shirley Lee Denesha

Tanisha McLaren-Thompson
Notary Public

[SEAL]

Tanisha McLaren-Thompson
Notary Public, State of New York
Reg. No. 01MC6422801
Qualified in Jefferson County
Commission Expires September 27, 2025

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1220-21-111-122

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

Lot 56 as shown on the Amended Final Map of COTTAGES AT CARSON VALLEY, PHASE 1, a Planned Development #PD 05-003-3, an Amendment of Heritage Nevada Senior Housing, a Planned Development #PD 05-003, Recorded in the Office of the Douglas County Recorder, State of Nevada, on June 20, 2017, as Documents No. 2017-900311, Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1220-21-111-122
 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 \$ 600,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 600,000.00
 d. Real Property Transfer Tax Due \$ 2,340.00

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 Shirley Lee Denesha Capacity: Grantor
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Shirley Lee Denesha, Personal
 Representative of the Estate of Thomas
 David Doherty AKA Thomas D. Doherty
 Address: 662 County Route 23
 City: Harrisville
 State: NV Zip: 13648

Print Name: John Decarlo
 Address: 1362 Us Hwy 395 N, Suite 102-406
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow # TTR2401921
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville State: NV Zip: 89410