

DOUGLAS COUNTY, NV **2024-1010891**
RPTT:\$4777.50 Rec:\$40.00
\$4,817.50 Pgs=3 **08/12/2024 12:11 PM**
CORE TITLE GROUP, LLC (N. NV)
SHAWNYNE GARREN, RECORDER

APN# : 1318-23-810-034
RPTT: \$4,777.50

Recording Requested By:

Core Title Group LLC

Escrow No.: 539CNV-KDJ

When Recorded Mail To:

David Ashley Haenel

4153 Camino Real

Sarasota, FL 34231

Mail Tax Statements to: (deeds only)
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits,
hereby submitted for recording does not contain the social security number of any
person or persons.
(Per NRS 239B.030)

Signature



Kayla Jacobsen

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Wendi P. Hurley, an unmarried woman

does hereby GRANT BARGAIN SELL and CONVEY to

David Ashley Haenel, a married man as his sole and separate property

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Stateline, County of Douglas State of Nevada bounded and described as follows:

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

Lot 10, Block B, as shown on the official map of KINGSBURY MEADOWS SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, Nevada, on July 5, 1955, as Document No. 10542.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 08/12/2024

[Signature]
Wendi P. Hurley

STATE OF HAWAII
COUNTY OF MANA
This instrument was acknowledged before me on
JULY 30, 2024

} ss

By Wendi P. Hurley.

[Signature]
Notary Public

My Commission Expires
February 16, 2026



Doc. Date: <u>7/30/24</u>	#Pages: <u>2</u>
Notary Name: <u>Matthew Arnold</u>	Second Circuit
Doc. Description: <u>GRANT, BARGAIN</u>	
<u>AND SALE DEED</u>	
<u>[Signature]</u>	<u>7/30/24</u>
Notary Name	Date
My Commission Expires: February 16, 2026	



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

a) 1318-23-810-034

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
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY

NOTES: _____

3. Total Value/Sales Price of Property:

\$1,225,000.00

Deed in Lieu of Foreclosure Only (value of property) (

Transfer Tax Value:

\$1,225,000.00

Real Property Transfer Tax Due:

\$4,777.50

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 %

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 ANCMA Capacity Agent

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

Print Name: Wendi P. Hurley
Address: 3306 Mapu Pl
City: Kihei
State: HI **Zip:** 96753

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

Print Name: David Ashley Haenel
Address: 4153 Camino Real
City: Sarasota
State: FL **Zip:** 34231

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Core Title Group LLC **Esc. #:** 539CNV-KDJ

Address: 1818 College Pkwy, Ste 101

City/State/Zip: Carson City, NV 89706

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)