

DOUGLAS COUNTY, NV
RPTT:\$2094.30 Rec:\$40.00
\$2,134.30 Pgs=3
LANDMARK TITLE ASSURANCE AGENCY OF
SHAWNYNE GARREN, RECORDER

2024-1011087

08/19/2024 12:54 PM

A.P.N.: 1220-21-810-222

R.P.T.T.: 2,094.30

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:
Kyle Russell DeVille and Hayley Roslyn Elizabeth
DeVile
1363 Patricia Drive
Gardnerville, NV 89460**

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That James F. O'Neil and Michelle O'Neil, who acquired title as Michelle M. O'Neil, husband and wife as joint tenants

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

Convey to Hayley Roslyn Elizabeth DeVille and Kyle Russell DeVille **,wife and husband, as** community property with rights of survivorship

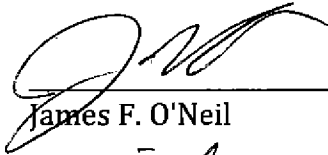
all that real property situated in Douglas County, State of Nevada, bounded and described as follows:

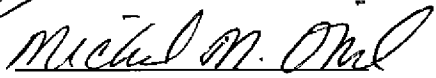
**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS
EXHIBIT "A"**

COMMONLY KNOWN ADDRESS:
1363 Patricia Drive
Gardnerville, NV 89460

SUBJECT TO: 1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

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

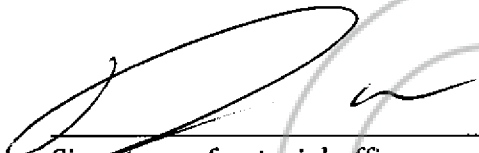

James F. O'Neil


Michelle M. O'Neil

STATE OF NEVADA
COUNTY OF Washoe

This instrument was acknowledged before me on this 16th day of August, 2024,

by James F. O'Neil & Michelle M. O'Neil


Signature of notarial officer

My Commission Expires: 09/11/26

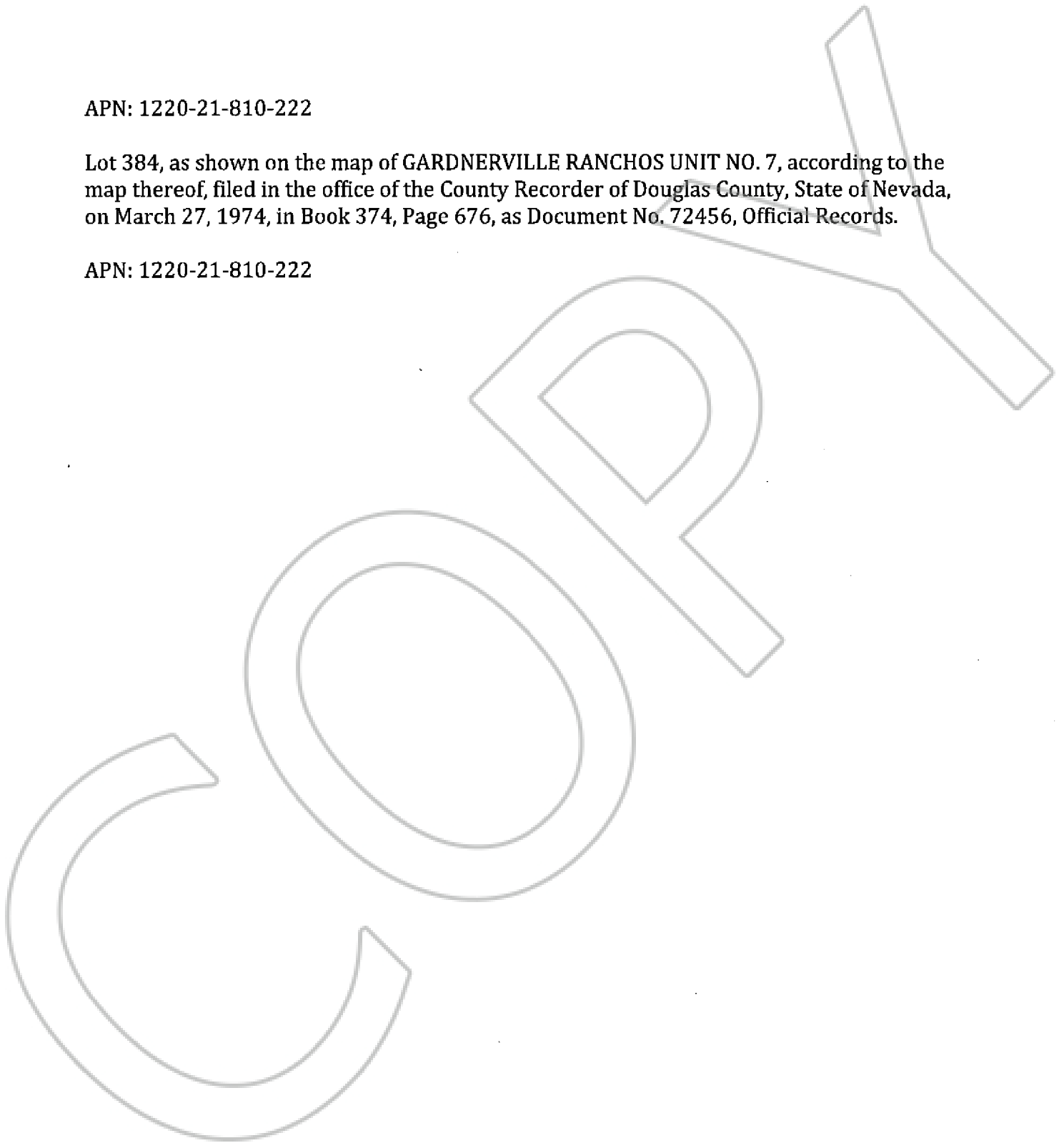


EXHIBIT A

APN: 1220-21-810-222

Lot 384, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974, in Book 374, Page 676, as Document No. 72456, Official Records.

APN: 1220-21-810-222



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-21-810-222
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$537,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$537,000.00
 d. Real Property Transfer Tax Due: \$2,094.30
4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: _____ Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>James F. O'Neil and Michelle O'Neil</u>	Print Name: <u>Kyle Russell DeVille and Hayley Roslyn Elizabeth DeVille</u>
Address: <u>7037 10th Avenue</u>	Address: <u>1363 Patricia Drive</u>
City: <u>Tahoma</u>	City: <u>Gardnerville</u>
State: <u>CA</u> Zip: <u>96142</u>	State: <u>NV</u> Zip: <u>89460</u>

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

Print Name: Landmark Title Assurance Agency of Nevada Esc. #: 24-6406-DP
 Address: 1755 East Plumb Lane, 260
 City: Reno State: NV Zip: 89502

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED