

DOUGLAS COUNTY, NV

2024-1011539

RPTT:\$780.00 Rec:\$40.00

\$820.00 Pgs=3

08/28/2024 09:38 AM

TOIYABE TITLE

SHAWNYNE GARREN, RECORDER

APN: 1420-26-401-041

RPTT: 780.00

Escrow No.: TTL-24-5586

When recorded return to:

Patrick McKinnish and

Stacey McKinnish

P.O. Box 279

Minden, NV 89423

Mail Tax Statement to:

Grantee same as above

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That **Scott A. Downs, Successor Trustee of The Walter Downs Family Trust Agreement dated January 11, 1995**

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to **Patrick McKinnish and Stacey McKinnish, husband and wife as joint tenants with right of survivorship**

All that real property situated in the City of Minden, County of Douglas, State of Nevada described as follows:

See Exhibit "A" attached hereto and made a part hereof.

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

Signature continues on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. TTL-24-5586
Page Two

Witness my hand(s) this 26th day of August 2024.
The Walter Downs Family Trust dated January 11, 1995

By: Scott A. Downs
Scott A. Downs, Successor Trustee

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on this 26th day of August,
2024, by Scott A. Downs.

M. Bowlen
NOTARY PUBLIC

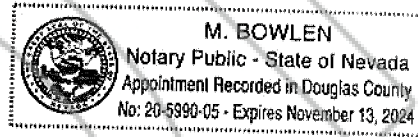


Exhibit "A"

All that portion of the SW1/4 of Section 26, Township 14 North, Range 20 East, Douglas County, Nevada, more particularly described as follows:

The South 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 14 North, Range 20 East, MDB&M.

Excepting therefrom all that property contained in the Deed recorded in Book 777, Page 345, Document No. 10884, on July 8, 1977, Douglas County, Nevada records.

And further excepting any portion lying within Nye Drive, Stephanie Way, and Romero Drive.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-26-401-041
 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: \$200,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$200,000.00
 d. Real Property Transfer Tax Due: \$780.00
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: *MS Bowen* Capacity: Escrow Officer
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Scott A. Downs, Successor Trustee of The Walter Downs Family Trust
 Address: 2820 Romero Drive
 City: Minden
 State: NV Zip: 89423

Print Name: Patrick McKinnish and Stacey McKinnish
 Address: P.O. Box 279
 City: Minden
 State: NV Zip: 89423

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

Print Name: Toiyabe Title, LLC Esc. #: TTL-24-5586
 Address: 1625 Nevada 88, Suite 407
 City: Minden State: NV Zip: 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED