

DOUGLAS COUNTY, NV **2015-866453**
RPTT:\$1411.80 Rec:\$15.00
\$1,426.80 Pgs=2 07/17/2015 12:11 PM
NORTHERN NEVADA TITLE CC
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Timothy M. Cotter
Linda M. Cotter
PO Box 6308
Stardine, NV 89449

MAIL TAX STATEMENTS TO:
Timothy M. Cotter
same as above

Escrow No. N1500562-RIT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1320-29-213-023
R.P.T.T. \$1,411.80

SPACE ABOVE FOR RECORDER'S USE ONLY

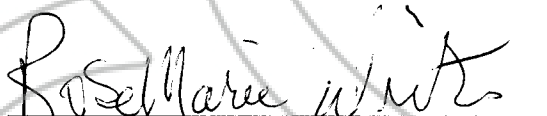
GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Rose Marie Wirts, Surviving Joint Tenant

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Timothy M. Cotter and Linda M. Cotter, husband and wife, as joint tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

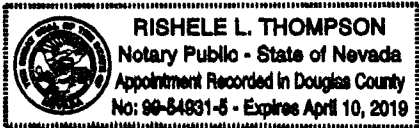

Rose Marie Wirts

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 7/11/15
by Rose Marie Wirts

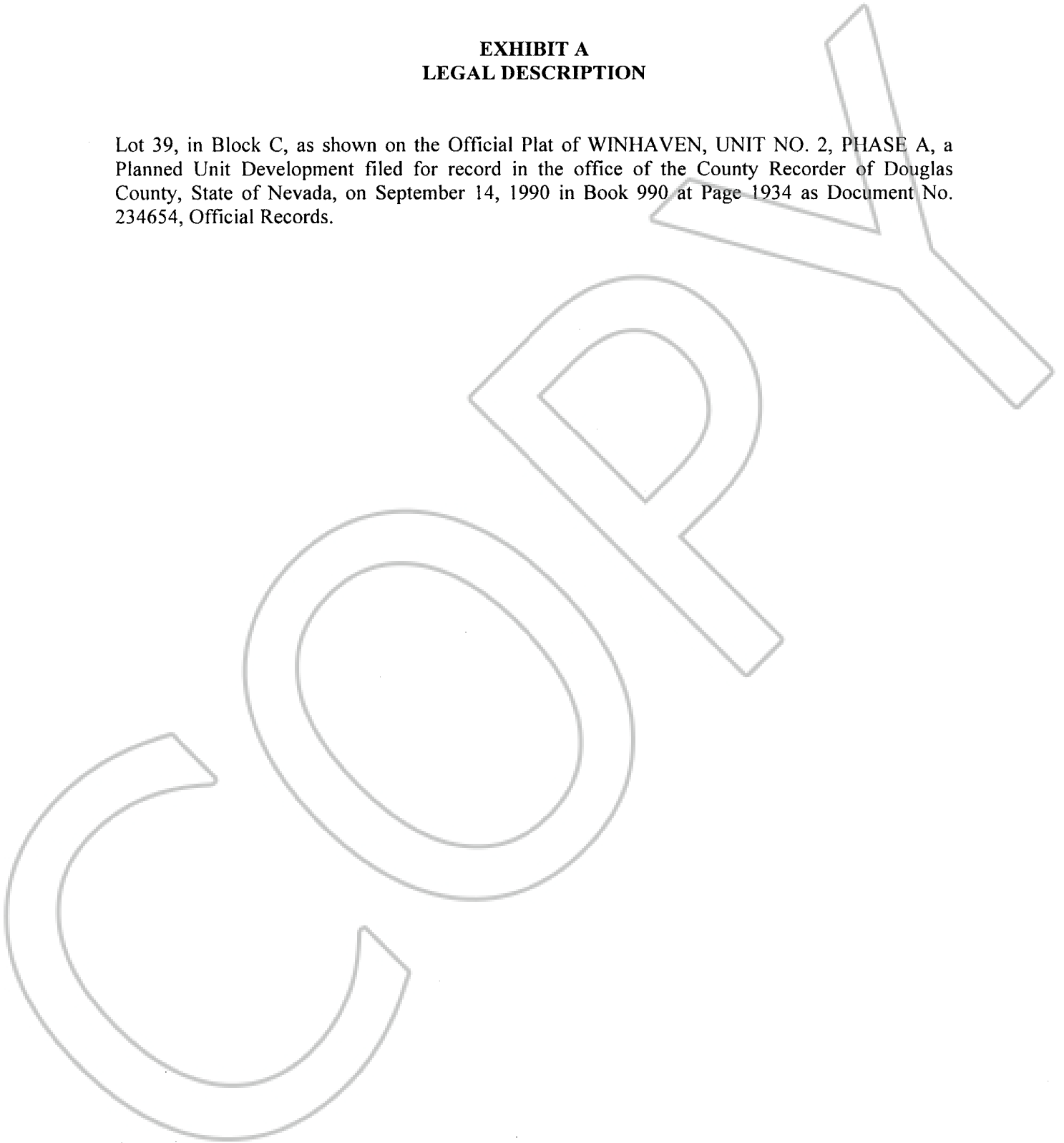

NOTARY PUBLIC



Escrow No. N1500562-RIT

**EXHIBIT A
LEGAL DESCRIPTION**

Lot 39, in Block C, as shown on the Official Plat of WINHAVEN, UNIT NO. 2, PHASE A, a Planned Unit Development filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 14, 1990 in Book 990 at Page 1934 as Document No. 234654, Official Records.



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1320-29-213-023
- 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
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$362,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$362,000.00
 Real Property Transfer Tax Due: **\$1,411.80**

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: _____ Capacity: ~~Grantor~~
 Signature: Rose Marie Wirts Capacity: Grantor

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Rose Marie Wirts
 Address: 1733 Sawmill Rd
Cottonwood, AZ 86324
 City, State, Zip

Print Name: Timothy M. Cotter ^{+Linda}
 Address: PO Box 6308 ^{W. Cotter}
Stateline, NV 89449
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Northern Nevada Title Company Escrow #: N1500562-RIT
 Address: 1483 Highway 395, Suite B
 City, State, Zip: Gardnerville, NV 89410