

DOUGLAS COUNTY, NV  
RPTT:\$682.50 Rec:\$15.00  
\$697.50 Pgs=2 09/11/2015 02:25 PM  
NORTHERN NEVADA TITLE CC  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Erin L. Phillips

776 Hornet Drive

Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:  
Erin L. Phillips  
776 Hornet Drive

Gardnerville, NV 89460

Escrow No. N1500944-WD

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.: 1220-21-710-069  
R.P.T.T. \$ 682.50

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Robert Moore, An unmarried man, as his sole and separate property

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Erin L. Phillips, An Unmarried Woman

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

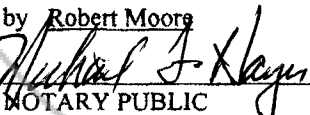
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

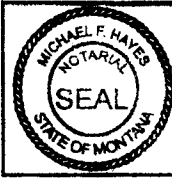
  
Robert Moore

STATE OF Montana  
COUNTY OF Granite

} ss:

This instrument was acknowledged before me on , September 9, 2015

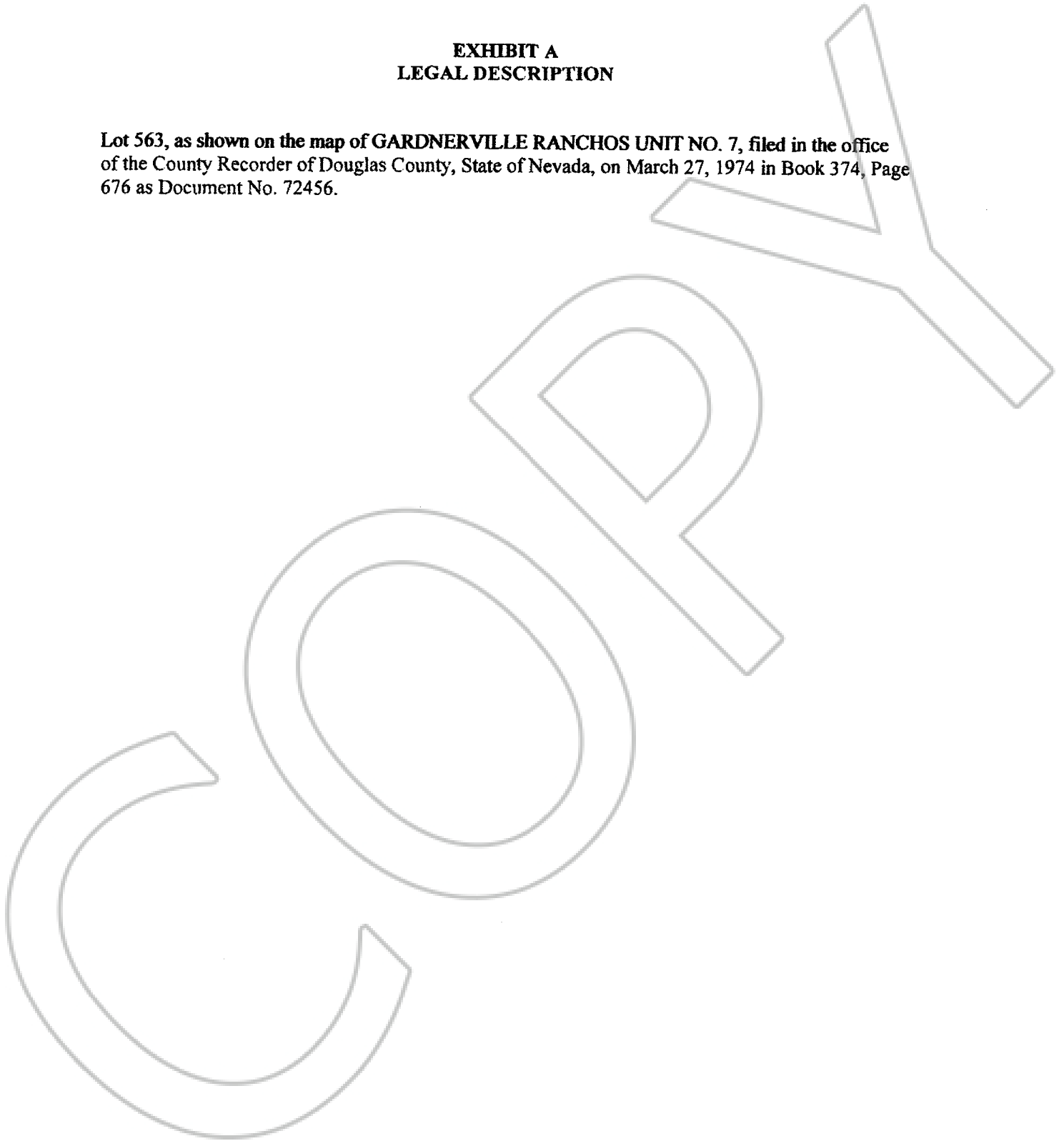
by Robert Moore  
  
NOTARY PUBLIC

 MICHAEL F. HAYES  
NOTARY PUBLIC for the  
State of Montana  
Residing at Georgetown Lake, Montana  
My Commission Expires  
March 17, 2019

Escrow No. N1500944-WD

**EXHIBIT A  
LEGAL DESCRIPTION**

**Lot 563, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, 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.**



**STATE OF NEVADA-DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-21-710-069  
 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: \$175,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value \$175,000.00  
 Real Property Transfer Tax Due: \$ 682.50

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 Robert M. Moore Capacity Seller  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Robert Moore  
 Address: 29 Maxville Rd.  
Philipsburg, MT 59858  
 City, State, Zip

Print Name: Erin L. Phillips  
 Address: 776 Hornet Drive  
Gardnerville, NV 89410  
 City, State Zip

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

Print Name: Northern Nevada Title Company Escrow #: N1500944-WD  
 Address: 1483 Highway 395, Suite B  
 City, State, Zip: Gardnerville, NV 89410