

DOUGLAS COUNTY, NV
RPTT:\$885.30 Rec:\$15.00
\$900.30 Pgs=2 2015-870391
09/30/2015 11:53 AM
NORTHERN NEVADA TITLE CC
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Debra Lynn McGuire

1053 Camellia Court

Minden, NV 89423

MAIL TAX STATEMENTS TO:
Debra Lynn McGuire
1053 Camellia Court

Minden, NV 89423

Escrow No. N1500968-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.: 1320-29-211-004
R.P.T.T. \$ 885.30

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Earl A. Christensen and Betti D. Christensen, Husband and Wife,
as Joint Tenants with Right of Survivorship

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to Debra Lynn McGuire , 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.



Earl A. Christensen



Betti D. Christensen

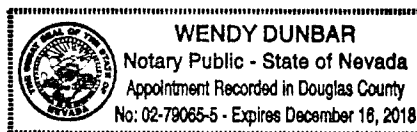
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on ,
by Earl A. Christensen and Betti D. Christensen

September 28, 2015

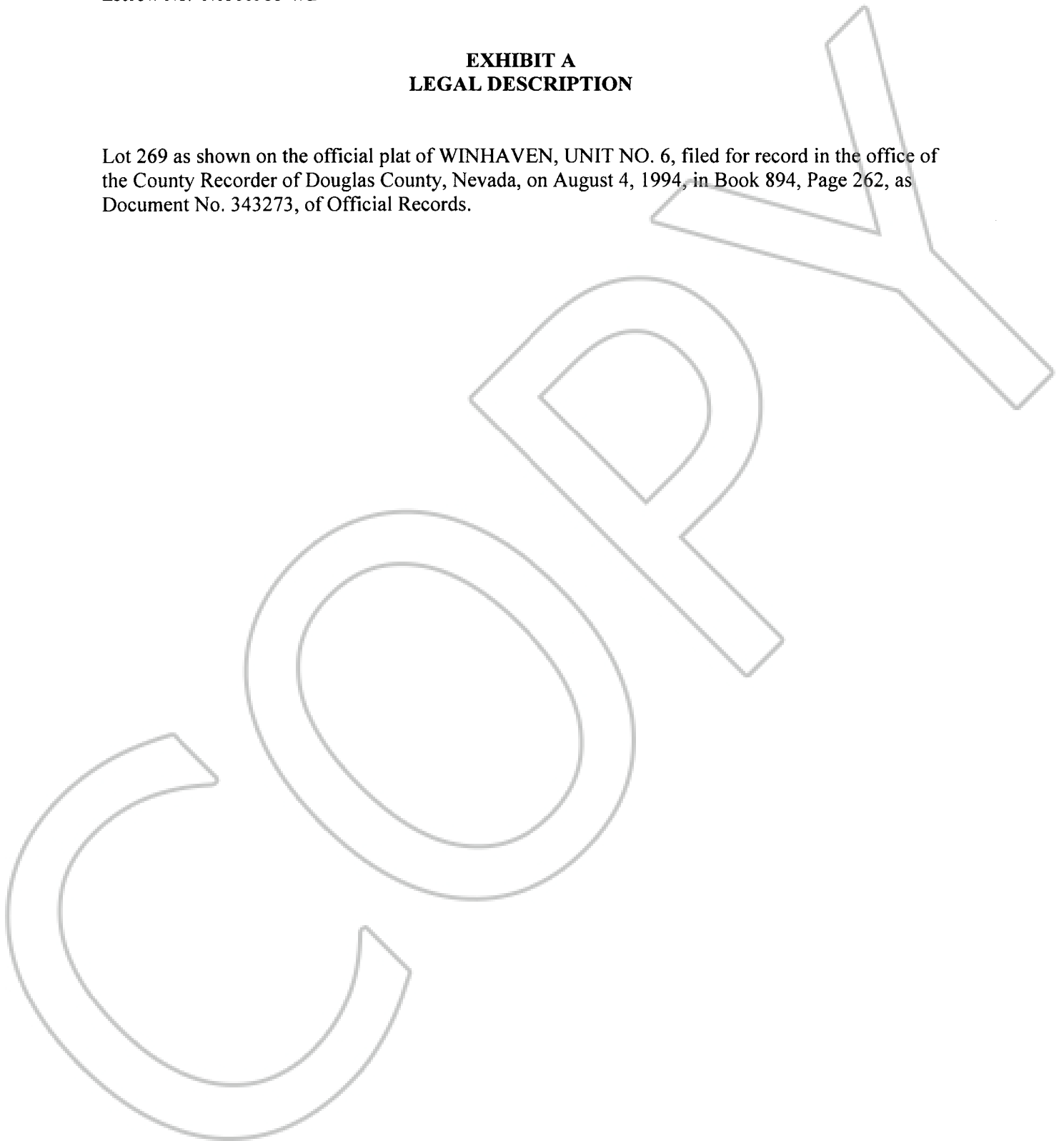
NOTARY PUBLIC



Escrow No. N1500968-WD

**EXHIBIT A
LEGAL DESCRIPTION**

Lot 269 as shown on the official plat of WINHAVEN, UNIT NO. 6, filed for record in the office of the County Recorder of Douglas County, Nevada, on August 4, 1994, in Book 894, Page 262, as Document No. 343273, of Official Records.



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1320-29-211-004
- 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:

\$227,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$227,000.00
 Real Property Transfer Tax Due: \$ **885.30**

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 %

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 [Signature] Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED) <u>CHRISTENSEN</u> Print Name: <u>Earl A. & Betti D. Christensen</u> Address: <u>1055 Camellia Court</u> <u>Minden, NV 89423</u> City, State, Zip	(REQUIRED) Print Name: <u>Debra Lynn McGuire</u> Address: <u>1053 Camellia Court</u> <u>Minden, NV 89423</u> City, State Zip

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

Print Name: Northern Nevada Title Company Escrow #: N1500968-WD
 Address: 1483 Highway 395, Suite B
 City, State, Zip: Gardnerville, NV 89410