

APN#: 1420-34-811-018
RPTT: \$1,860.30

DOUGLAS COUNTY, NV
RPTT:\$1860.30 Rec:\$16.00
\$1,876.30 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2015-871663

10/23/2015 08:56 AM

Recording Requested By:
Western Title Company

Escrow No.: 075211-TEA

When Recorded Mail To:

George L. Phillips
Joylyn Phillips
1565 Chiquita Drive
Minden, NV 89423

Mail Tax Statements to: (deeds only)
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

Traci Adams

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

John Fisher, a married man as his sole and separate property

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

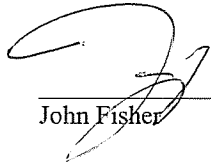
George L. Phillips and Joylyn Phillips, husband and wife as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

Lot 16, as shown on the map of EL RANCHO ESTATES, filed for record in the office of the County Recorder of Douglas County, Nevada on April 23, 1962 in Book 11, Page 348, as Document No. 19910, being a portion of SE 1/4 of the SE 1/4 of Section 34, Township 14 North, Range 20 East, M.D.B.&M.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 09/29/2015



John Fisher

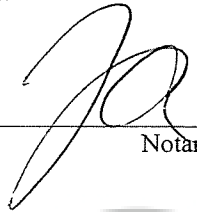
STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

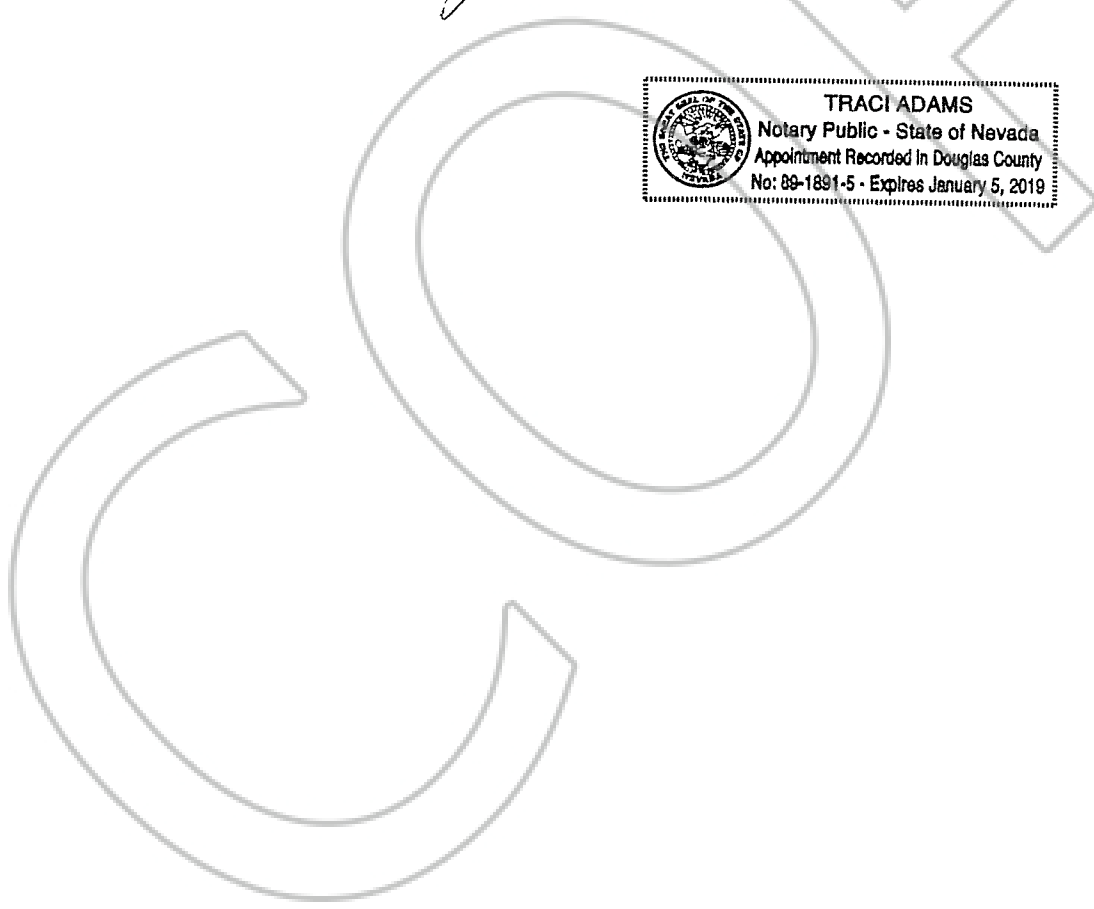
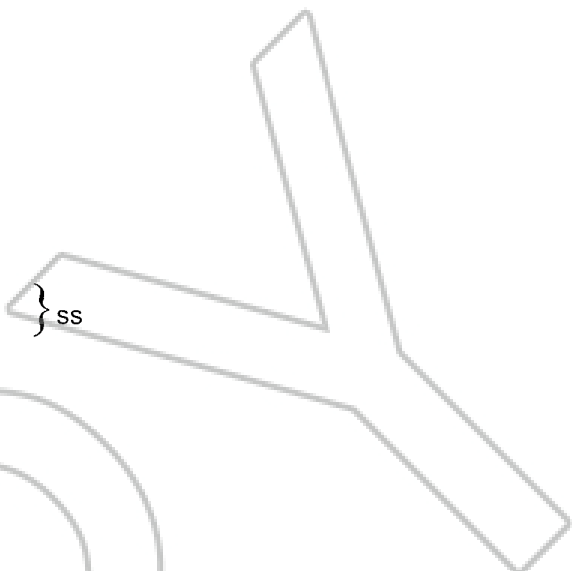
10/15/15

By John Fisher.



Notary Public

 **TRACI ADAMS**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 89-1891-5 - Expires January 5, 2019



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-34-811-018
 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$477,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$477,000.00
 Real Property Transfer Tax Due: \$1,860.30

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 _____ Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: John Fisher
 Address: 1320 N Hwy 395
 City: Gardnerville
 State: NV Zip: 89410

Print Name: George L. Phillips and Joylyn Phillips
 Address: 1565 Chiquita Drive
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
 1513 Highway 395, Suite 101
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 075211-TEA