

A.P.N.: 1220-16-310-089  
File No: 143-2493406 (SC)  
R.P.T.T.: \$702.00

When Recorded Mail To: Mail Tax Statements To:  
Craig Walter Phillips and Bettina Marie Phillips  
1272 Woodside Drive  
Gardnerville, NV 89460

***GRANT, BARGAIN and SALE DEED***

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

Diana L. Silveira and Robert M. Silveira, wife and husband as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Craig Walter Phillips and Bettina Marie Phillips, husband and wife as joint tenants with right of survivorship

the real property situate in the County of Douglas, State of Nevada, described as follows:

**PARCEL 1:**

**PARCEL 9 AS SHOWN ON THE FINAL MAP # PD 04-003 FOR SEQUOIA VILLAGE PLANNED DEVELOPMENT RECORDED MARCH 16, 2006, IN BOOK 0306, AT PAGE 5641, AS DOCUMENT NO. 669980 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**PARCEL 2:**

**AN EASEMENT FOR OPEN SPACE, PUBLIC UTILITY, DRAINAGE AND ACCESS OVER PARCEL B, COMMON AREA, AS SHOWN ON THE FINAL MAP # PD 04-003 FOR SEQUOIA VILLAGE PLANNED DEVELOPMENT RECORDED MARCH 16, 2006, IN BOOK 0306, AT PAGE 5641, AS DOCUMENT NO. 669980 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Diana L. Silveira  
Diana L. Silveira

Robert M. Silveira  
Robert M. Silveira

STATE OF **NEVADA** )  
 : **ss.**  
COUNTY OF )  
**DOUGLAS**

This instrument was acknowledged before me on  
10/23/15 by  
**Diana L. Silveira and Robert M. Silveira.**

Suzanne Cheechov  
Notary Public  
(My commission expires: 6/12/2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 10/22/2015 under Escrow No. 143-2493406

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-16-310-089  
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$180,000.00  
 b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))  
 c) Transfer Tax Value: \$180,000.00  
 d) Real Property Transfer Tax Due \$702.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]  
 Signature: \_\_\_\_\_

Capacity: [Signature]  
 Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Diana L. Silveira and Robert M.  
 Print Name: Silveira  
 Address: 662 Joette Dr  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Craig Walter Phillips and  
 Print Name: Bettina M. Phillips  
 Address: 1272 WOODSIDE DR  
 City: GARDNERVILLE  
 State: NV Zip: 89460

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

First American Title Insurance  
 Print Name: Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2493406 SC/SC  
 State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)