

APN# : 1220-17-810-009  
RPTT: \$1,053.00

DOUGLAS COUNTY, NV  
RPTT:\$1053.00 Rec:\$16.00  
\$1,069.00 Pgs=3  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2016-877828**

**03/07/2016 11:24 AM**

**Recording Requested By:**  
Western Title Company  
**Escrow No.: 077248-TEA**  
**When Recorded Mail To:**  
**Dennis Murphy**  
**Mark Josifko**  
**422 Claire Court**  
**Gardnerville, NV 89460**

**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,

Claudette M. Springmeyer Douglas County Appointed Administrator of The Estate of Richard Fredrick Walters, pursuant to Order Confirming Sale of Real Property and Payment of Costs, Case No 15-PB-0068 being recorded concurrently herewith

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

Dennis Murphy, a married man as his sole and separate property and Mark Josifko, a married man as his sole and separate property, 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 Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

Lot 10 of TIERRA LINDA ESTATES, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 14, 1965, in Book 34, Page 376, as Document No. 29457.

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

Dated: 01/27/2016

The Estate of Richard Fredrick Walters

By: *C. Springmeyer*  
Claudette M. Springmeyer  
Douglas County Appointed Administrator

STATE OF *Nevada* } ss

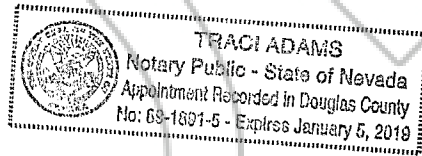
COUNTY OF *Douglas*

This instrument was acknowledged before me on

*3/1/16*

By Claudette M. Springmeyer

*[Signature]*  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1220-17-810-009
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$270,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$270,000.00  
 Real Property Transfer Tax Due: \$1,053.00

- 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 Al Springmeyer Capacity Administrator  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Claudette M. Springmeyer Douglas  
 County Appointed Administrator of The Estate of Richard Fredrick Walters  
 Address: PO Box 1059  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: Dennis Murphy and Mark Josifko  
 Address: 422 Claire Ct  
 City: Gardnerville  
 State: NV Zip: 89460

**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. #: 077248-TEA

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