

DOUGLAS COUNTY, NV **2016-886258**  
RPTT:\$1474.20 Rec:\$16.00  
\$1,490.20 Pgs=3 **08/18/2016 10:35 AM**  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Scott Beatty  
Pamela Beatty  
1456 Douglas Ave  
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:  
Scott Beatty  
same as above

Escrow No. 1603930-RLT

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.: 1320-32-813-007  
R.P.T.T. \$1,474.20

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Helen M. Munger, an unmarried woman

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,  
Bargain, Sell and Convey to Scott Beatty and Pamela Beatty, Husband and Wife, as Community  
Property with right of survivorship

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.

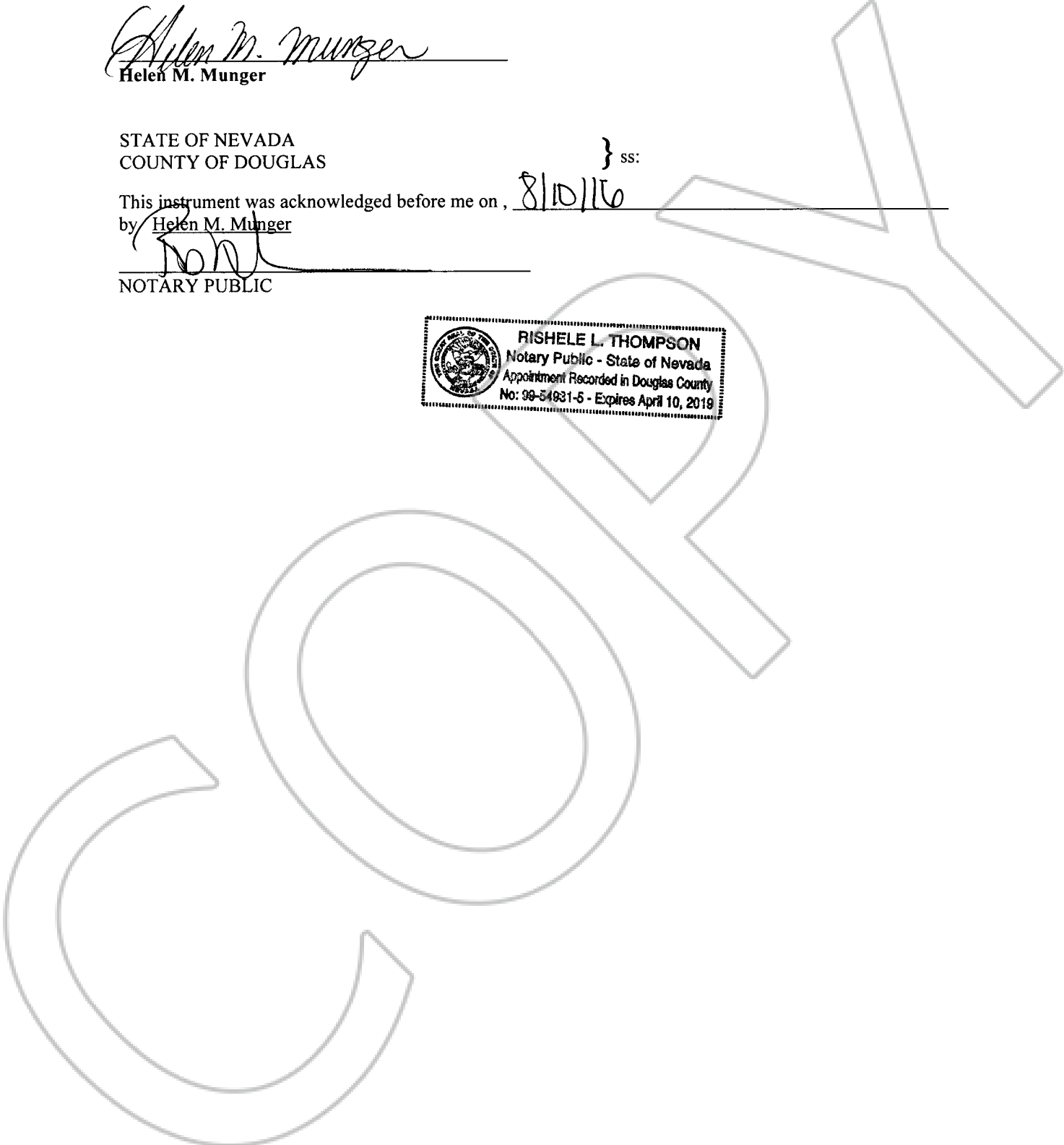
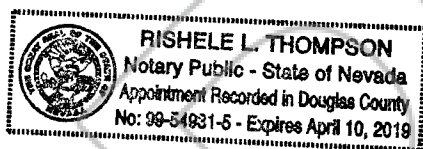
Helen M. Munger  
Helen M. Munger

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 8/10/16  
by Helen M. Munger

[Signature]  
NOTARY PUBLIC



Escrow No. 1603930-RLT

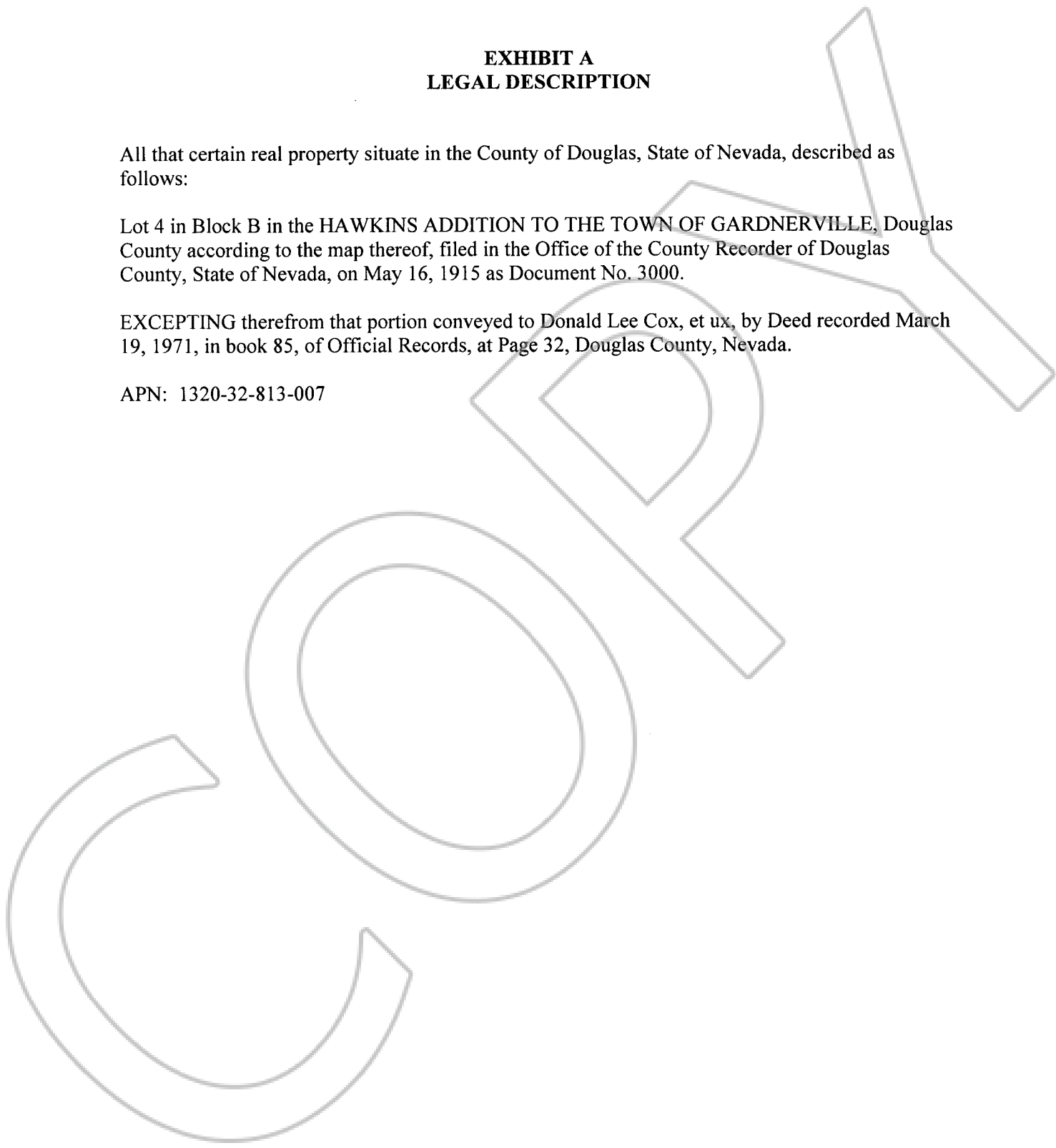
**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 4 in Block B in the HAWKINS ADDITION TO THE TOWN OF GARDNERVILLE, Douglas County according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada, on May 16, 1915 as Document No. 3000.

EXCEPTING therefrom that portion conveyed to Donald Lee Cox, et ux, by Deed recorded March 19, 1971, in book 85, of Official Records, at Page 32, Douglas County, Nevada.

APN: 1320-32-813-007



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

**1. Assessor Parcel Number(s)**

- a) 1320-32-813-007
- 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:**

Deed in Lieu of Foreclosure Only (value of property)	\$378,000.00
Transfer Tax Value	\$ _____
Real Property Transfer Tax Due:	\$378,000.00
	<b>\$1,474.20</b>

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 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 Helen M. Munger Capacity owner, grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Helen M. Munger  
 Address: 809 W. JORDAN RD, STE 100-413  
FLAGSTAFF, AZ 86001  
 City, State, Zip

Print Name: Scott Beatty + Pamela Beatty  
 Address: 1456 Douglas Ave  
Gardnerville, NV 89410  
 City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1603930-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410