

DOUGLAS COUNTY, NV

2016-887583

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

09/15/2016 10:41 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

E04

APN# : 1420-34-201-008

RPTT: #4 \$0.00

Recording Requested By:

Western Title Company

Escrow No.: 082307-TEA

When Recorded Mail To:

Bryan K. Murphy

2713 Clapham Lane

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

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### 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,

Bryan K. Murphy, an unmarried man and Andrea Marie Murphy, an unmarried woman who acquired title as Bryan K. Murphy and Andrea Marie Murphy, husband and wife as joint tenants

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

Bryan K. Murphy, an unmarried man

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:

See attached Exhibit A

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

Dated: 08/05/2016

Brian K. Murphy

Brian K. Murphy  
Y-Bm

Andrea Marie Murphy

Andrea Marie Murphy

STATE OF Nevada

COUNTY OF Douglas } ss

This instrument was acknowledged before me on

9-10-16

By . Brian K. Murphy and Andrea Marie Murphy

Donna Peacocke

Notary Public



**EXHIBIT "A"**

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

**A PARCEL OF LAND LOCATED IN THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M., IN DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT FROM WHICH THE ONE-QUARTER CORNER ON THE WEST BOUNDARY OF SAID SECTION 34 BEARS SOUTH 89°55'22" WEST 40.00 FEET; THENCE RUNNING PARALLEL TO AND 40.00 FEET EAST OF THE SECTION LINE NORTH 0°09'10" EAST, 346.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°90'10" EAST, 158.00 FEET; THENCE NORTH 89°55'20" EAST, 279.77 FEET; THENCE SOUTH 0°02'47" WEST, 158.00 FEET; THENCE SOUTH 89°55'20" WEST, 280.06 FEET TO THE TRUE POINT OF BEGINNING.**

**NOTE: The above metes and bounds description appeared previously in that certain Document recorded in the office of the County Recorder of Douglas County, Nevada on August 19, 2003, in Book 0803, Page 09447, as Document No. 0587027 of Official Records.**

**Assessor's Parcel Number(s):  
1420-34-201-008**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1420-34-201-008

2. Type of Property:

- a)  Vacant Land  
 c)  Condo/Twnhse  
 e)  Apt. Bldg  
 g)  Agricultural  
 i)  Other \_\_\_\_\_
- b)  Single Fam. Res.  
 d)  2-4 Plex  
 f)  Comm'l/Ind'l  
 h)  Mobile Home

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

3. Total Value/Sales Price of Property: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due: \_\_\_\_\_

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 4  
 b. Explain Reason for Exemption: Transfer of title without consideration to remaining joint tenant

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 Bryan K. Murphy Capacity Grantee  
 Signature Andrea Marie Murphy Capacity Grantor

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Bryan K. Murphy and Andrea Marie Murphy  
 Address: 2713 Clapham Lane  
 City: Minden  
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Bryan K. Murphy  
 Address: 2713 Clapham Lane  
 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

Esc. #: 082307-TEA

Address: Douglas Office  
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

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