

A.P.N.: 1220-16-310-031
File No: 121-2511767 (LC)
R.P.T.T.: \$405.60

When Recorded Mail To: Mail Tax Statements To:
Janice Flint and David A Flint
PO Box 451
Ronan, MT 59864

GRANT, BARGAIN and SALE DEED

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

Scott Northcutt and Bo Young Northcutt, husband and wife as joint tenants with right of survivorship

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

Janice Flint and David A Flint, wife and husband as joint tenants

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

LOT 31, IN BUILDING D, AS SET FORTH ON THE MAP OF SEQUOIA VILLAGE TOWNHOUSES-1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 14, 1979, AS DOCUMENT NO. 38712, AND AS CORRECTED BY CERTIFICATE OF AMENDMENT RECORDED JULY 15, 1980, AS DOCUMENT NO. 46136.

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.

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

Date: 11/08/2016

Scott Northcutt
Scott Northcutt

Bo Young Northcutt
Bo Young Northcutt

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on 11-8-16 by
Scott Northcutt and Bo Young Northcutt.

Suzanne Cheechov
Notary Public
(My commission expires: 5/12/2019)

 **SUZANNE CHEECHOV**
Notary Public - State of Nevada
Appointment Recorded In Douglas County
No: 09-36458-5 - Expires May 12, 2019

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 11/07/2016 under Escrow No. 121-2511767

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-16-310-031
 b) _____
 c) _____
 d) _____

2. Type of Property
 a) Vacant Land b) Single Fam.
 c) Condo/Twnh d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL	
Boo	Page: _____
Date of	_____
Notes:	_____

3. a) Total Value/Sales Price of Property: \$104,000.00
 b) Deed in Lieu of Foreclosure Only (value of (\$ _____)
 c) Transfer Tax Value: \$104,000.00
 d) Real Property Transfer Tax Due \$405.60

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, _____
 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: Agent

SELLER (GRANTOR) INFORMATION		BUYER (GRANTEE)	
(REQUIRED)		(REQUIRED)	
Print Name:	<u>Scott Northcutt and Bo Young Northcutt</u>	Print Name:	<u>Janice Flint and David A Flint</u>
Address:	<u>1367 Mary Jo Drive</u>	Address:	<u>PO Box 451</u>
City:	<u>Gardnerville</u>	City:	<u>Ronan</u>
State:	<u>NV</u> Zip: <u>89460</u>	State:	<u>MT</u> Zip: <u>59864</u>

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Title Insurance Company File Number: 121-2511767 LC/LC
 Address: 5310 Kietzke Lane, Suite 100
 City: Reno State: NV Zip: 89511-2043

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