

DOUGLAS COUNTY, NV

**2016-892244**

RPTT:\$604.50 Rec:\$17.00

\$621.50 Pgs=4

12/16/2016 03:43 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1320-11-001-008

RPTT: \$604.50

Recording Requested By:

Western Title Company

Escrow No.: 084852-WLD

When Recorded Mail To:

Robert Taylor

1360 Rabbitbrush

Gardnerville, NV 89410

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



Wendy Dunbar

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,

Phillip McCann and Jessica McCann, husband and wife as joint tenants

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

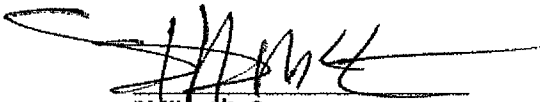
Robert Taylor, a married man as his sole and separate property

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: 12/14/2016

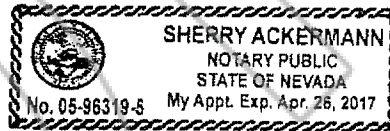
  
Phillip McCann

  
Jessica McCann

STATE OF Nevada }  
COUNTY OF Douglas } ss  
This instrument was acknowledged before me on  
December 16, 2016.

By Phillip McCann and Jessica McCann.

  
Notary Public



**EXHIBIT "A"**

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

**A parcel of land, located in the Northwest quarter of Section 11, T.13N., R.20E., M.D.B. & M., Douglas County, Nevada, more particularly described as follows:**

**Commencing at the Northwest corner of said Section 11, proceed S 89°59'11" E, 2,634.98 feet, to a point; thence S 0°01'10" E, 1320.00 feet, to the TRUE POINT OF BEGINNING, which is the Northeast corner of the parcel; thence S 0°01'10" E, 440.00 feet to the southeast corner of the parcel; thence N 89°59'11" W, 495.00 feet, along the center of a fifty foot wide easement for a public road and utilities, to the Southwest corner of the parcel; thence N 0°01'10" W, 440.00 feet, to the Northwest corner of the parcel; thence S 89°59'11" E, 495.00 feet, to the TRUE POINT OF BEGINNING, and more fully shown as Parcel 3 on that certain parcel map filed on the 3rd day of September 1976, under Document No. 02981.**

**NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on December 23, 2015 as Document No. 2015-874431 of Official Records.**

**Assessor's Parcel Number(s):  
1320-11-001-008**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1320-11-001-008

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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$155,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$155,000.00  
 Real Property Transfer Tax Due: \$604.50

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 [Signature] Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Phillip McCann and Jessica McCann  
 Address: P.O. Box 171  
 City: Smith  
 State: NV Zip: 89430

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Robert Taylor  
 Address: 1360 Rabbitbrush  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Douglas Office  
 1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 084852-WLD