

DOUGLAS COUNTY, NV  
RPTT:\$2262.00 Rec:\$17.00  
\$2,279.00 Pgs=4

**2017-895441**  
03/03/2017 12:09 PM

TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Brent A. McCarty  
2645 Nye Drive  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 1700546-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.: 1420-35-411-003

R.P.T.T. \$2,262.00

SPACE ABOVE FOR RECORDER'S USE ONLY

**\*\*this document has been executed with counterpart signatures\*\***

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That James L. Luna and Sharon R. Luna and Justin L. Luna and Mandee J. Luna who erroneously acquired title as Mandee S. Luna, husband and wife as joint tenants, all as joint tenants with right of survivorship

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Brent A. McCarty, a married man as his sole and separate property

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.

James L. Luna  
James L. Luna

Sharon R. Luna  
Sharon R. Luna

\_\_\_\_\_  
Justin L. Luna

\_\_\_\_\_  
Mandee S. Luna

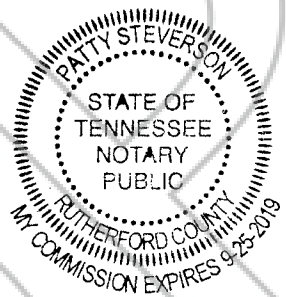
STATE OF ~~NEVADA~~ *Tennessee*  
COUNTY OF ~~DOUGLAS~~ *Cannon*

} ss:

This instrument was acknowledged before me on , \_\_\_\_\_  
by James L. Luna and Sharon R. Luna and Justin L. Luna and Mandee S. Luna

[Signature]  
NOTARY PUBLIC

9/25/19



James L. Luna

Sharon R. Luna

Justin L. Luna  
Justin L. Luna

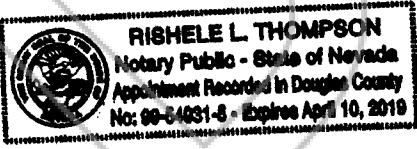
Mandee J. Luna  
Mandee J. Luna

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 2/28/17  
by James L. Luna and Sharon R. Luna and Justin L. Luna and Mandee J. Luna

Ron  
NOTARY PUBLIC

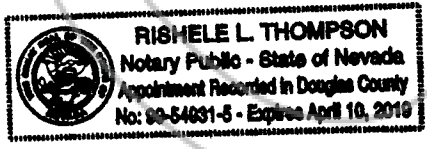


State of Nevada  
County of Douglas

} ss:

This instrument was acknowledged before me on 3/1/17  
by Justin L. Luna

Ron  
Notary Public



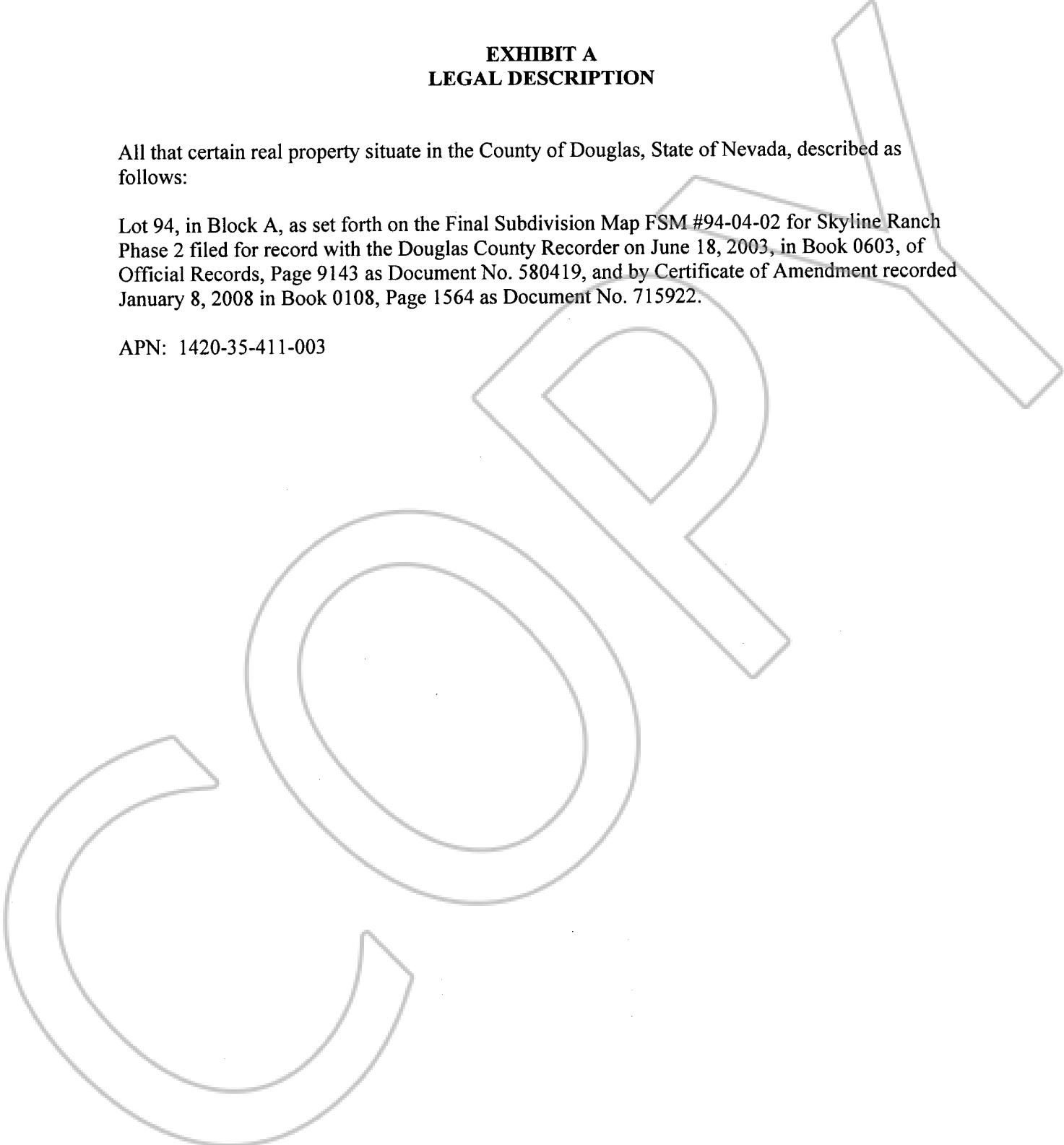
Escrow No. 1700546-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 94, in Block A, as set forth on the Final Subdivision Map FSM #94-04-02 for Skyline Ranch Phase 2 filed for record with the Douglas County Recorder on June 18, 2003, in Book 0603, of Official Records, Page 9143 as Document No. 580419, and by Certificate of Amendment recorded January 8, 2008 in Book 0108, Page 1564 as Document No. 715922.

APN: 1420-35-411-003



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

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

- a) 1420-35-411-003
- 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) \$580,000.00  
 \$ \_\_\_\_\_  
 Transfer Tax Value \$580,000.00  
 Real Property Transfer Tax Due: \$2,262.00

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %**

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 Brent A. McCarty Capacity BUYER, GRANTOR  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: James L. Luna, Shaonkuna Jishu  
 Address: L. Luna and Mandee S. Luna  
1122 Montecito Drive  
Minden, NV 89423  
 City, State, Zip

Print Name: Brent A. McCarty  
 Address: 2645 NYE DRIVE  
MINDEN NV 89423  
 City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1700546-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410