

DOUGLAS COUNTY, NV  
RPTT:\$1267.50 Rec:\$15.00  
\$1,282.50 Pgs=2  
TICOR TITLE - RENO (LAKESIDE)  
KAREN ELLISON, RECORDER

2017-896254

03/22/2017 03:28 PM

WHEN RECORDED MAIL TO:  
Shawn T. Mynear  
832 Amador Circle  
Carson City, NV 89705

MAIL TAX STATEMENTS TO:  
Shawn T. Mynear  
SAME AS ABOVE

Escrow No. 1700711-SL

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.: 1420-18-112-001  
R.P.T.T. \$1,267.50

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Michael B. Smith, an unmarried man  
**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, do/does hereby  
Grant, Bargain, Sell and Convey to **Shawn T. Mynear and Jennifer D. Mynear,**  
**husband and wife as joint tenants 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.

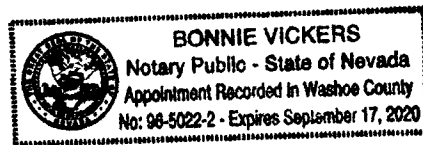
  
Michael B. Smith

STATE OF NEVADA  
COUNTY OF ~~DOUGLAS~~ Washoe

} ss:

This instrument was acknowledged before me on , 3-21-17  
by Michael B. Smith

  
NOTARY PUBLIC



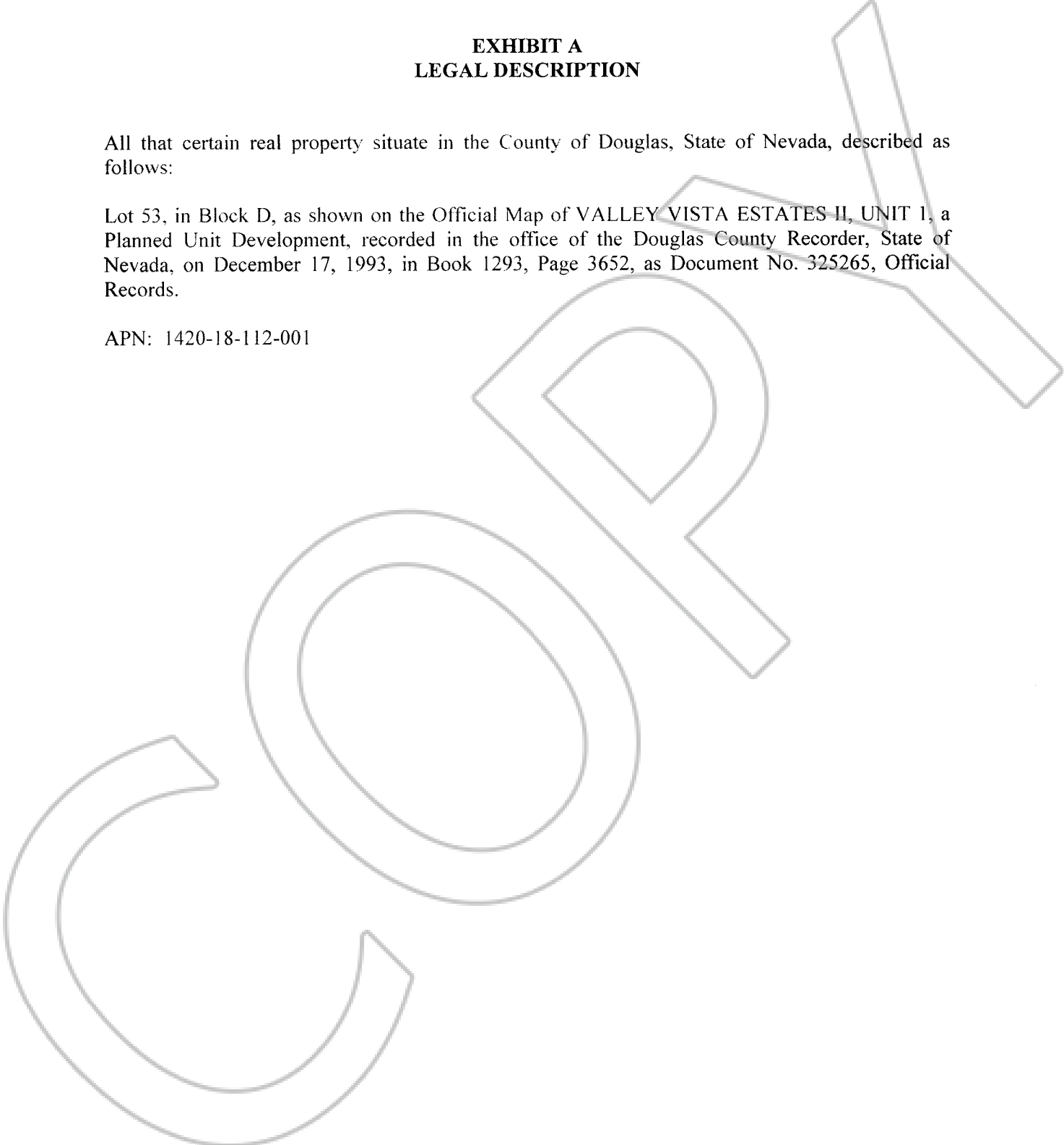
Escrow No. 1700711-SL

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 53, in Block D, as shown on the Official Map of VALLEY VISTA ESTATES-II, UNIT 1, a Planned Unit Development, recorded in the office of the Douglas County Recorder, State of Nevada, on December 17, 1993, in Book 1293, Page 3652, as Document No. 325265, Official Records.

APN: 1420-18-112-001



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

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

- a) 1420-18-112-001
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

\$325,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value \$325,000.00  
 Real Property Transfer Tax Due: **\$1,267.50**

**4. If Exemption Claimed**

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

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

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: Michael B. Smith  
 Address: 832 Amador Cir  
Carson City, NV 89705  
 City, State, Zip

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

Print Name: Shawn T. Mynear, et al  
 Address: 832 Amador Circle  
Carson City, NV 89705  
 City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1700711-SL  
 Address: 3655 Lakeside Drive  
 City, State, Zip: Reno, NV 89509