

DOUGLAS COUNTY, NV

2017-897262

RPTT:\$0.00 Rec:\$15.00

\$15.00 Pgs=2

04/14/2017 01:37 PM

FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

E05

A.P.N.: 1220-16-310-051  
File No: 143-2518220 (SC)  
R.P.T.T.: \$-0- #5

When Recorded Mail To: Mail Tax Statements To:  
Verlie Mae Phillips and Albert Frank Phillips

56415 Solar Ave.  
Bend, OR 97707

THIS INSTRUMENT IS BEING RECORDED  
AS AN ACCOMODATION ONLY. NO  
LIABILITY EXPRESSED OR IMPLIED, IS  
ASSUMED BY FIRST AMERICAN TITLE CO.

### ***GRANT, BARGAIN and SALE DEED***

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

Verlie Mae Phillips and Albert Frank Phillips, wife and husband as joint tenants with rights of survivorship

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

Verlie Mae Phillips and Albert Frank Phillips, wife and husband, and Debra Lee Dardis, an unmarried woman, all as joint tenants with right of survivorship

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

**LOT 67, IN BUILDING I, AS SET FORTH ON THE MAP OF SEQUOIA VILLAGE TOWNHOUSES-I, 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 14, 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: 04/12/2017

Verlie Mae Phillips  
Verlie Mae Phillips


Albert Frank Phillips  
Albert Frank Phillips

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STATE OF **NEVADA** )  
: **SS.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on 4-12-17 by  
**Verlie Mae Phillips and Albert Frank Phillips.**

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

 **SUZANNE CHEECHOV**  
**NOTARY PUBLIC**  
**STATE OF NEVADA**  
My Commission Expires: 05-12-19  
Certificate No: 99-36456-5

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 12, 2017** under Escrow No. **143-2518220**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-16-310-051
- 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**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$-0-
- b) Deed in Lieu of Foreclosure Only (value of property) (\$-0-)
- c) Transfer Tax Value: \$-0-
- d) Real Property Transfer Tax Due \$-0-

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #5
- b. Explain reason for exemption: Parents adding daughter to title w/out

- 5. Partial Interest: Percentage being transferred: \_\_\_\_\_ % Consideration

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]  
Signature: \_\_\_\_\_

Capacity: Officer  
Capacity: \_\_\_\_\_

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

Print Name: Verlie Mae Phillips and Albert Frank Phillips  
Address: 56415 Solar Dr.  
City: Bend  
State: Oregon Zip: 97707

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

Print Name: Verlie Mae Phillips and Albert Frank Phillips and Debra Lee Dardis  
Address: 56415 Solar Dr.  
City: Bend  
State: OR Zip: 97707

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: First American Title Insurance Company  
Address: 1663 US Highway 395, Suite 101  
City: Minden

File Number: 143-2518220 SCI SC ACCO  
State: NV Zip: 89423

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