

DOUGLAS COUNTY, NV
RPTT:\$1170.00 Rec:\$16.00
\$1,186.00 Pgs=3
2017-897588
04/20/2017 12:27 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1220-15-210-075
File No: 143-2517195 (SC)
R.P.T.T.: \$1,170.00

When Recorded Mail To: Mail Tax Statements To:
Scott Northcutt and Bo Young Northcutt
1367 Mary Jo Dr
Gardnerville, NV 89460

THIS DOCUMENT WAS SIGNED
IN COUNTERPART AND TO BE
RECORDED AND CONSTRUED AS
ONE DOCUMENT.

GRANT, BARGAIN and SALE DEED

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

Larry Jenkins and Christina Taylor, Co-Administrators of the Estate of Susan A. Jenkins
under Probate No. PR7706.

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

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

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

**LOT 27, AS SAID LOT IS SHOWN ON THE OFFICIAL PLAT OF GARDNERVILLE
RANCHOS UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF
DOUGLAS COUNTY, NEVADA, ON JUNE 1, 1965, IN BOOK 1 OF MAPS, FILED AS NO.
28309, AND TITLE SHEET AMENDED ON JUNE 4, 1965, AS FILING NO. 28377.**

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: 02/16/2017

Larry Jenkins and Christina Taylor, Co-Administrators of the Estate of Susan A. Jenkins under Probate Case No. PR7706

Larry Jenkins
Larry Jenkins, Co-Administrator

in counterpart
Christina Taylor, Co-Administrator

STATE OF Washington)
) ss.
COUNTY OF Pierce)

4-15-2017

This instrument was acknowledged before me on Larry Jenkins by Larry Jenkins and Christina Taylor.

Donald Sean McKenzie
Notary Public
(My commission expires: 4/3/2020)

Notary Public
State of Washington
DONALD SEAN MCKENZIE
Commission Expires 04-03-2020

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 16, 2017** under Escrow No. **143-2517195.**

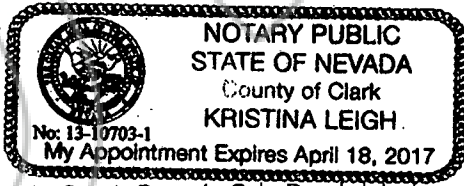
Larry Jenkins and Christina Taylor, Co-Administrators of the Estate of Susan A. Jenkins under Probate Case No. PR7706

IN counterpart
Larry Jenkins, Co-Administrator
Christina Taylor
Christina Taylor, Co-Administrator

STATE OF Nevada)
COUNTY OF Clark) ss.

This instrument was acknowledged before me on April 14, 2017 by Larry Jenkins and Christina Taylor.

Kristina Leigh
Notary Public
(My commission expires: April 18, 2017)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 16, 2017** under Escrow No. **143-2517195**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-15-210-075
- 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: \$300,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$300,000.00
- d) Real Property Transfer Tax Due \$1,170.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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]*
 Signature: _____

Capacity: *Officer*
 Capacity: _____

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

Larry Jenkins and Christina
 Taylor, as Co Administrators of
 Print Name: the Estate of Susan A. Jenkins
 Address: 337 E. Bridlewood Lane
 City: Spokane
 State: WA Zip: 99224-8280

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

Scott Northcutt and Bo
 Young Northcutt
 Print Name: Young Northcutt
 Address: 1367 Mary Jo Dr
 City: Gardnerville
 State: NV Zip: 89460

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

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

File Number: 143-2517195 SC/ SC
 State: NV Zip: 89423

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