

DOUGLAS COUNTY, NV
RPTT:\$1723.80 Rec:\$16.00
\$1,739.80 Pgs=3 05/10/2017 09:54 AM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1420-33-213-028
RPTT: \$1,723.80

Recording Requested By:
Western Title Company
Escrow No.: 087513-CAL
When Recorded Mail To:
Travis J. Phillips and Heather N.
Phillips
1264 Downs Drive
Minden, NV 89423

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 Carrie Lindquist Escrow Officer

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,

Caren Ann Devita, an unmarried women who acquired title as Caren Ann Devita

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

Travis J. Phillips and Heather N. Phillips, husband and wife as joint tenants.

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:

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

Lot 39 in Block D of WILDHORSE SUBDIVISION UNIT NO. 1, a Planned Unit Development, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 3, 1989, in Book 889, as Page 450, as Document No. 207982.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 03/30/2017

Caren Ann Devita
Caren Ann Devita

STATE OF Nevada

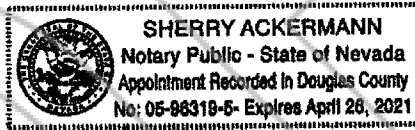
COUNTY OF ~~Carson City~~ Douglas

This instrument was acknowledged before me on

May 8, 2017

By Caren Ann Devita.

Sherry Ackermann
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1420-33-213-028

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: \$442,000.00
Deed in Lieu of Foreclosure Only (value of property) (
Transfer Tax Value: \$442,000.00
Real Property Transfer Tax Due: \$1,723.80

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 Kyle Jackson Capacity Agent
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Caren Ann Devita
Address: 1163 Cortez Lane
City: Gardnerville
State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Travis J. Phillips and Heather N. Phillips
Address: 1264 Downs Drive
City: Minden
State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
Address: Carson Office
2310 S. Carson St, Suite 5A
City/State/Zip: Carson City, NV 89701

Esc. #: 087513-CAL