

2017-899469

06/01/2017 03:07 PM

A.P.N.: 1420-33-611-004
File No: 143-2515578 (JL)
R.P.T.T.: 702.00

When Recorded Mail To: Mail Tax Statements To:
Douglas Midkiff
1389 Sanden Lane
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Heather Midkiff, as her sole and separate property, and Gary Midkiff and Pamala Midkiff,
as joint tenants, all as tenants in common

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

Douglas Midkiff, a married man as his sole and separate property

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

**LOT 4, BLOCK 7, AS SHOWN ON THE MAP OF MOUNTAIN VIEW ESTATES UNIT NO. 3,
RECORDED MAY 21, 1985, IN BOOK 585, PAGE 1696, DOCUMENT NO. 117600,
OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

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: 01/17/2017


Heather Midkiff
Heather Midkiff
Gary W. Midkiff
Gary Midkiff
Pamala Midkiff
Pamala Midkiff

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

This instrument was acknowledged before me on 5/30/2017 by
Gary Midkiff, *Heather Midkiff, Pamala Midkiff.*

Jane
Notary Public
(My commission expires: 2/15/21)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
January 17, 2017 under Escrow No. **143-2515578**.

 J. LANE
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF DOUGLAS
My Comm. Expires 02-15-2021
Certificate No. 98-1380-5

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-33-811-004
- 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'/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:

360,000

b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

c) Transfer Tax Value:

180,000

d) Real Property Transfer Tax Due

702.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section:

Explain reason for exemption:

50% value transferred from parents to son

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: Heather Midkiff

Capacity: Grantor

Signature: _____

Capacity: _____

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

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

Print Name: Heather Midkiff

Print Name: Douglas Midkiff

Address: 828 Michael Lane

Address: 1389 Sanden Lane

City: Minden

City: Minden

State: NV Zip: 89423

State: NV Zip: 89423

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

First American Title Insurance

Print Name: Company

File Number: 143-2515578 JL/JL

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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