

DOUGLAS COUNTY, NV
RPTT:\$1053.00 Rec:\$16.00
\$1,069.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2017-900400

06/22/2017 01:06 PM

APN#: 1320-33-714-005
RPTT: \$1,053.00

Recording Requested By:
Western Title Company
Escrow No.: 088125-ARJ

When Recorded Mail To:
Ryan H Philips
Melanie S Philips
PO Box 6786
Gardnerville, NV 89460

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

Michelle Simpson
Michelle Simpson

Escrow Assistant
Escrow Assistant

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,

Peter Heyden and Sharon Anne Heyden, Co-Trustees of the Heyden Family Trust U.D.T. February 26, 2003

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

Ryan H Philips and Melanie S Philips, Husband and Wife as Joint Tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

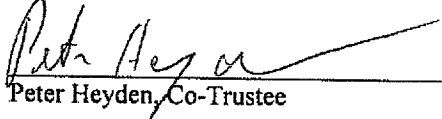
All that real property situate in the County of Douglas, State of Nevada, described as follows:

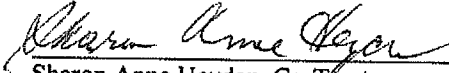
Lot 5, Block A, as shown on the Final Subdivision Map No. 1006-6 of CHICHESTER ESTATES PHASE 6, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on February 16, 2000, in Book 200, Page 2552, as Document No. 486411.

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

Dated: 05/26/2017

The Heyden Family Trust U.D.T. February 26, 2003


Peter Heyden, Co-Trustee


Sharon Anne Heyden, Co-Trustee

STATE OF Nevada

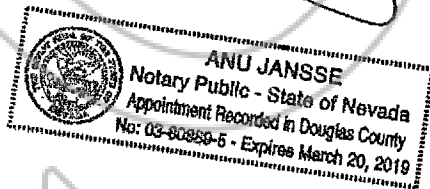
COUNTY OF Douglas } ss

This instrument was acknowledged before me on

May 31, 2014

By Peter Heyden and Sharon Anne Heyden.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1320-33-714-005

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: \$270,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$270,000.00
 Real Property Transfer Tax Due: \$1,053.00

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 M. Simpson Capacity ESCROW ASSISTANT
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Peter Heyden and Sharon Anne Heyden, Co-Trustees of the Heyden Family Trust U.D.T. February 26, 2003
Address: 586 Leealan Drive
City: Gardnerville
State: NV **Zip:** 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Ryan H Philips and Melanie S Philips
Address: PO Box 6786
City: Gardnerville
State: NV **Zip:** 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)
 Print Name: eTRCo. LLC. On behalf of Western Title Company
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 088125-ARJ