DOUGLAS COUNTY, NV

2017-900400

RPTT:\$1053.00 Rec:\$16.00 \$1,069.00 Pgs=3

06/22/2017 01:06 PM

ETRCO

KAREN ELLISON, RECORDER

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

**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

## Grant, Bargain and Sale Deed - Page 2

The Heyden Family Trust U.D.T. February 26, 2003 STATE OF \_ SS COUNTY OF \_ This instrument was acknowledged before me on By Peter Heyden and Sharon Anne Heyden. Notary Public ANU JANSSE Notary Public - State of Nevada Appointment Recorded in Douglas County
No: 03-80859-5 - Expires Merch 20, 2019

## STATE OF NEVADA DECLARATION OF VALUE

2. Type of Property:  a) □ Vacant Land b) ☒ Single Fam. Res. c) □ Condo/Twnhse d) □ 2-4 Plex e) □ Agricultural b) □ Mobile Home i) □ Other  3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due:  3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due:  3. Total Value/Sales Price of Property: S270,000.00 Transfer Tax Value: Real Property Transfer Tax Due:  4. If Exemption Claimed: a. Transfer Tax 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  SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Peter Heyden and Sharon Anne Heyden, Name: Co-Trustees of the Heyden Family Trust U.D.T. February 26, 2008  Address: S86 Lecalan Drive City: Gardnerville State: NV Zip: 89460  COMPANYPERSON REQUESTING RECORDING (required if not the seller or buyer)  COMPANYPERSON REQUESTING RECORDING (required if not the seller or buyer)  COMPANYPERSON REQUESTING RECORDING (required if not the seller or buyer)  COMPANYPERSON REQUESTING RECORDING (required if not the seller or buyer)		Type of Property:				
2.   1)   2   Vacant Land   b   ⊠ Single Fam. Res.   c   □ Condo/Twnhse   d   □ 2-4 Plex   e   □ Apt. Bldg   f   □ Comm'l/Ind'l   2   Plex   BOOK   PAGE   DATE OF RECORDING:   NOTES:   NOTE		Type of Property:		DOD DECOL	ODERS OPTIONAL USE ONLY	
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g) Agricultural h) Mobile Home Details Agricultural h) Mobile Home home home home home home home home h		e) 🗆 Apt. Bldg	f) ☐ Comm'l/Ind'l			
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U.D.T. February 26, 2003   Address:   FO Box 6786	- 1		ne Hevden Family Trust			
Address: 586 Leealan Drive City: Gardnerville City: Gardnerville State: NV Zip: 89460 State: NV Zip: 89460  COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)	1454	II D T February	26. 2003			
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District Names of DEA LITE IN DENSIT OF WESTERN TRIC CORRUPTY	<b>T</b>	(required if not the series of b	sehalf of Western Title Con	apany E	Esc. #: <u>088125-ARJ</u>	
Print Name: et RCo, Elec. On behan of Western 1990		Int Name: ELECO, ELC. Office	JOHNAN OF THE OCHER A THAT COLL			
Address: Douglas Office 1362 Highway 395, Ste. 109	,,,	1267 Highway 20	5. Ste. 109			
City/Secto/Time Gordnerwille NV 89410	A	3 7017. EURIIWAY 37.	~ , , , , , , , , , , , , , , , , , , ,			
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)		L. Cardnerville N	JV 89410			