

APN#: 1420-28-701-044  
RPTT: \$2,028.00

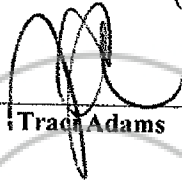
Recording Requested By:  
Western Title Company

Escrow No.: 088538-TEA  
When Recorded Mail To:  
Garry McCourtney  
Michele McCourtney  
1333 Jackie Lane  
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 \_\_\_\_\_



Traci Adams

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,

Thomas P. James and Heidi A. James, husband and wife as joint tenants

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

Garry McCourtney and Michele McCourtney, 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 Minden, County of Douglas State of Nevada bounded and described as follows:

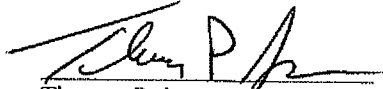
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

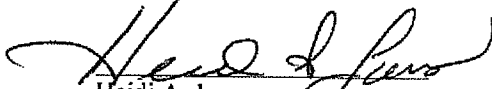
All that certain lot, piece od parcel of land situate in Section 28, Township 14 North, Range 20 East, M.D.B., Douglas County, State of Nevada described as follows:

Parcel A-2 as set forth on Parcel Map 6 for D.N.S. Ventures filled for record in the office of the County Recorded of Douglas County, State of Nevada, on December 7, 1993, in Book 1293, Page 1341, as Document No. 324377.

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

Dated: 06/04/2017

  
Thomas P. James

  
Heidi A. James


STATE OF Nevada

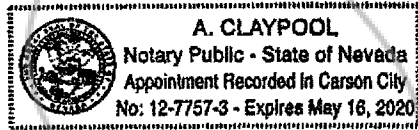
COUNTY OF Douglas } ss

This instrument was acknowledged before me on

June 28, 2017

By Thomas P. James and Heidi A. James.

  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1420-28-701-044

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

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 \_\_\_\_\_

3. Total Value/Sales Price of Property:	\$520,000.00
Deed in Lieu of Foreclosure Only (value of property)	(
Transfer Tax Value:	\$520,000.00
Real Property Transfer Tax Due:	\$2,028.00

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 <u>[Signature]</u>	Capacity <u>owner</u>
Signature <u>[Signature]</u>	Capacity <u>owner</u>

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

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

Print Name: Thomas P. James and Heidi A. James  
 Address: 1333 Jackie Lane  
 City: Minden  
 State: NV Zip: 89423

Print Name: Garry McCourtney and Michele McCourtney  
 Address: 1333 Jackie Lane  
 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: Douglas Office  
 1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 088538-TEA