

DOUGLAS COUNTY, NV
RPTT:\$1784.25 Rec:\$15.00
\$1,799.25 Pgs=2 07/31/2017 10:05 AM
RELIANT TITLE - RENO
KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:

Reliant Title
5485 Kietzke LN
Reno, NV 89511
Escrow No.: 202-1700761-LS

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:**

Stephanie Renee Sullivan and Jon Xavier Mathews
2991 Hot Springs Road
Minden, NV 89423

R.P.T.T.: \$1,784.25

A.P.N.: 1420-28-110-012

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That Todd Flynt and April Flynt husband and wife as joint tenants

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to Stephanie Renee Sullivan an unmarried woman and Jon Xavier Mathews an unmarried man, as joint tenants
all that real property situated in Douglas County, State of Nevada, bounded and described as follows:

All that certain Property situated in the County of Douglas, and State of Nevada, being described as follows:

Lot 83, in Block A, as shown on the final map 98-045-3 of Saratoga Springs Estates Unit No. III, Planned Unit Development recorded in the Office of the County Recorder of Douglas County, Nevada, on June 23, 1998 in Book 698, Page 5063, as Document No. 442616.

Parcel Number: 1420-28-110-012

SUBJECT TO: 1. Taxes for the fiscal year 2017-2018.
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Date: June 27, 2017

Todd Flynt
Todd Flynt

April Flynt
April Flynt

STATE OF NV

COUNTY OF WASHOE

I, L. Silva, a Notary Public for the County of WASHOE and State
of NV do hereby certify that

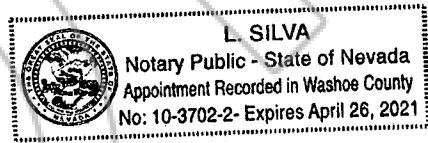
Todd Flynt and April Flynt personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31 day of July, 2017.

[Signature]
Notary Public

My Commission Expires: 4/26/21

(SEAL)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 142028110012
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$457,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$457,500.00
 d. Real Property Transfer Tax Due: \$1,784.25

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: *Todd Flynt* Capacity: _____ Grantor
 Signature _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Todd Flynt and April Flynt
 Address: 2991 Hot Springs Road
 City: Minden
 State: NV Zip: 89423

Print Name: Stephanie Renee Sullivan and Jon Xavier Mathews
 Address: 2991 Hot Springs Road
 City: Minden
 State: NV Zip: 89423

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

Print Name: Reliant Title Esc. #: 202-1700761
 Address: 5485 Kietzke LN
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED