

DOUGLAS COUNTY, NV
RPTT:\$1033.50 Rec:\$16.00
\$1,049.50 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2017-902460

08/09/2017 08:09 AM

APN# : 1420-18-111-006
RPTT: \$1,033.50

Recording Requested By:
Western Title Company

Escrow No.: 088818-CAL

When Recorded Mail To:

April Flynt and Richard Todd Flynt
821 Vista Hill Court
Carson City, NV 89705

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



Carrie Lindquist

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,

Dennis D. Sipin, a married man as his sole and separate property

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

April Flynt and Richard Todd Flynt, wife and husband as joint tenants


and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, 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:

Lot 31, in Block D, as shown n the Final Map #1011-2A of VALLEY VISTA ESTATES 2, PHASE 2A, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 6, 1995, in Book 1295, Page 786, as Document No. 376388.

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

Dated: 08/03/2017



Dennis D. Sipin


STATE OF NEVADA

COUNTY OF CLARK

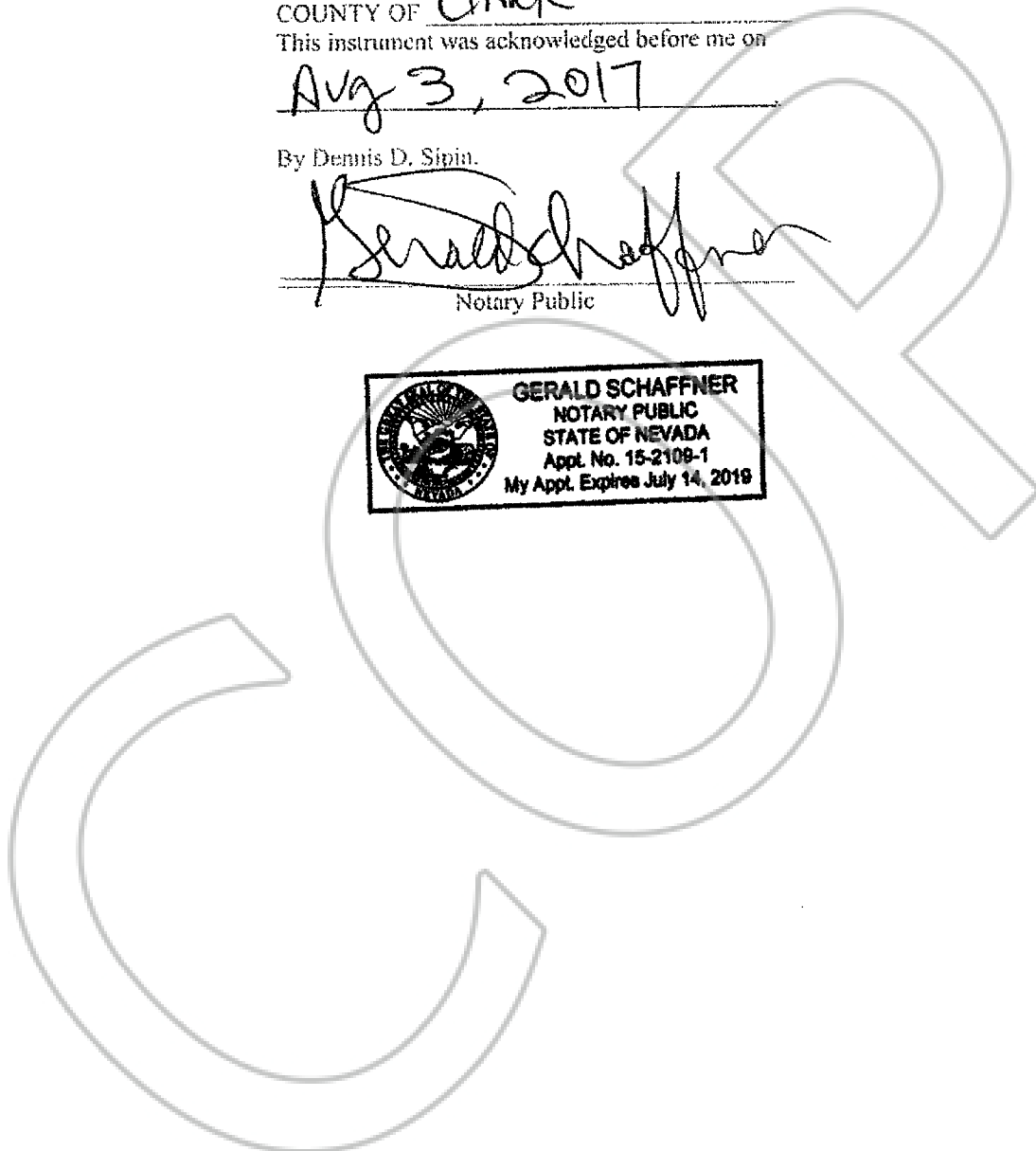
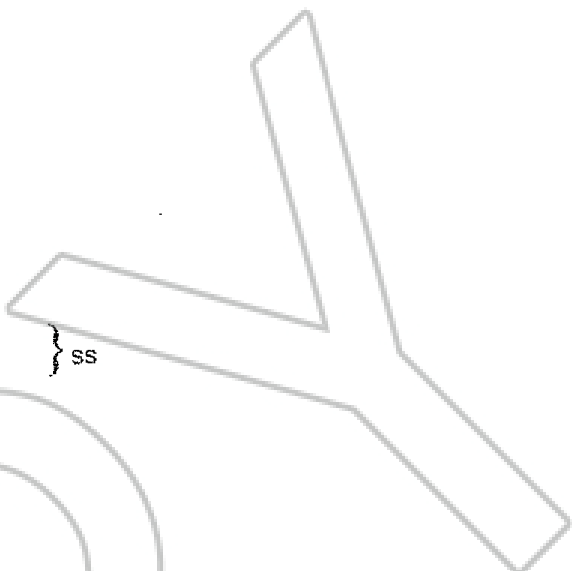
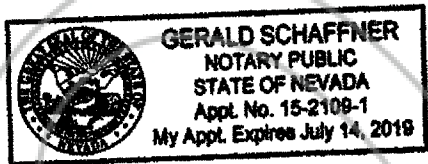
This instrument was acknowledged before me on

Aug 3, 2017

By Dennis D. Sipin.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-18-111-006

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: \$265,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$265,000.00
 Real Property Transfer Tax Due: \$1,033.50

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 *April Flynt* Capacity Grantee
 Signature *Richard Todd Flynt* Capacity Grantee

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

Print Name: Dennis D. Sipin
 Address: 7126 Sawtooth Drive
 City: Las Vegas
 State: NV Zip: 89119

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name: April Flynt and Richard Todd Flynt
 Address: 821 Vista Hill Court
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Carson Office
2310 S. Carson St, Suite 5A
 City/State/Zip: Carson City, NV 89701

Esc. #: 088818-CAL