

A.P.N.: 1420-08-217-010  
File No: 141-2525598 (JL)  
R.P.T.T.: \$0.00

When Recorded Mail To: Mail Tax Statements To:  
Richard J. McGuffin, III  
3528 Long Drive  
Minden, NV 89423

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Lisa M. McGuffin, a married woman and spouse of the grantee

do(es) hereby GRANT, BARGAIN and SELL to

Richard J. McGuffin III, a married man as his sole and separate property

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

LOT 609, OF THE FINAL MAP OF SUNRIDGE HEIGHTS III, PHASE 6, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 24, 2004, IN BOOK 0804, PAGE 10164, AS DOCUMENT NO. 622411.

Subject to

*THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Lisa M. McGuffin MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Richard J. McGuffin III.*

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

Date: 09/14/2017

  
\_\_\_\_\_  
Lisa M. McGuffin

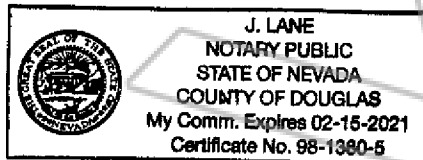
STATE OF **NEVADA** )  
 :SS.  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on  
9-14-2017 by  
Lisa M. McGuffin



Notary Public

(My commission expires: 02-15-2021 )



COPY

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
a) 1420-08-217-010  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$446,000.00  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$446,000.00  
d) Real Property Transfer Tax Due \_\_\_\_\_

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 5  
b. Explain reason for exemption:

Spouse to spouse

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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: \_\_\_\_\_

Capacity: \_\_\_\_\_

Signature: [Handwritten Signature]

Capacity: Grantor

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

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

Print Name: Lisa M. McGuffin

Print Name: Richard J. McGuffin, III

Address: 3528 Long Drive

Address: 3528 Long Drive

City: Minden

City: Minden

State: NV      Zip: 89423

State: NV      Zip: 89423

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

First American Title Insurance

Print Name: Company

File Number: 141-2525598 JL/ JL

Address: P.O. Box 645

City: Zephyr Cove

State: NV      Zip: 89448

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)