

DOUGLAS COUNTY, NV

2017-905400

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

10/10/2017 11:48 AM

ETRCO

KAREN ELLISON, RECORDER

E05

APN#: 1219-14-002-069

RPTT: #8 #15

Recording Requested By:
Western Title Company

Escrow No.: 091945-TEA

When Recorded Mail To:

Brad Lyons
Christy Lyons
820 Foothill Road
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

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,

Christy Lyons, a married woman as her sole and separate property and Anita M. Anderson, a married woman as her sole and separate property as joint tenants

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

Brad Lyons and Christy Lyons, 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 certain real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of the Southwest one-quarter of Section 14, Township 12 North, Range 19 East, MDM, Douglas County, Nevada, being more particularly described as follows:

Beginning at a point on the West boundary line of Section 14, which bears North 00°28'00" East, 626.98 feet from the Southwest corner thereof;

thence continuing along said line, North 00°28'00" East, 100.00 feet;
thence North 57°45'33" East, 230.80 feet;
thence North 38°39'10" West, 52.00 feet;
thence North 48°32'25" East, 403.87 feet to a point on the Westerly right-of-way line of Foothill Road;
thence along said right-of-way, South 38°39'10" East, 145.00 feet;
thence South 51°03'07" West, 250.00 feet;
thence North 38°39'10" West, 25.00 feet;
thence South 51°03'07" West, 445.84 feet to the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Quitclaim Deed recorded in the office of the County Recorder of Douglas County, Nevada on December 29, 2016, as Document No. 2016-892757 of Official Records.

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

Dated: 09/25/2017

Christy Lyons
Christy Lyons

Anita M. Anderson
Anita M. Anderson

STATE OF Nevada }
COUNTY OF Douglas } ss

This instrument was acknowledged before me on
10/3/17

By Christy Lyons and Anita M. Anderson

[Signature]
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1219-14-002-069

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: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section 2 #5
 b. Explain Reason for Exemption: Mother-in-Law and wife deed to Son-in-Law and husband and self for joint tenants vesting without consideration

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 Christy Lyons Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Christy Lyons and Anita M. Anderson
 Address: 820 Foothill Road
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Brad Lyons and Christy Lyons
 Address: 820 Foothill Road
 City: Gardnerville
 State: NV Zip: 89460

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. #: 091945-TEA