

A.P.N.: 1220-03-211-004
File No: 143-2538312 (mk)
R.P.T.T.: \$1,111.50

When Recorded Mail To: Mail Tax Statements To:
Pamela J. McDonald
1420 Red Cedar Avenue
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Cristina Fonte, a widow, and Malou Pastones, an unmarried woman, as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Pamela J. McDonald, a single woman

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

LOT 4, BLOCK B, AS SET FORTH ON FINAL SUBDIVISION MAP LDA 01-047, PLANNED UNIT DEVELOPMENT FOR ARBOR GARDENS, PHASE 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 30, 2004, IN BOOK 0604, PAGE 14661, AS DOCUMENT NO. 617515, AND BY CERTIFICATE OF AMENDMENT RECORDED JULY 22, 2004, BOOK 0704, PAGE 9327, AS DOCUMENT NO. 619458.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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: 02/27/2018

Cristina Fonte

Cristina Fonte

Malou Pastones

Malou Pastones

STATE OF **NEVADA**)

COUNTY OF **DOUGLAS**)

: **ss.**

This instrument was acknowledged before me on 3-14-18 by Cristina Fonte. and Malou Pastones

Mary Kelsh
Notary Public

(My commission expires: 11-6-18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 27, 2018** under Escrow No. **143-2538312**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-03-211-004
- 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 _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$285,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$285,000.00
- d) Real Property Transfer Tax Due \$1,111.50

4. **If Exemption Claimed:**

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

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: *[Signature]*

Capacity: *[Signature]*

Signature: _____

Capacity: _____

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

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

Cristina Fonte and Malou
Print Name: Pastones
Address: 1640 W. Minden Village Loop
City: Minden
State: NV Zip: 89423

Pamela J. McDonald
Print Name: Pamela J. McDonald
Address: 1420 Red Cedar Avenue
City: Gardnerville
State: NV Zip: 89410

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

First American Title Insurance
Print Name: Company
Address 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2538312 mk/ mk
State: NV Zip: 89423

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