

A.P.N.: 1420-07-816-005
File No: 143-2541749 (mk)
R.P.T.T.: \$1,173.90

When Recorded Mail To: Mail Tax Statements To:
Cecilia L. Larson
982 Hillside Drive
Carson City, NV 89705

GRANT, BARGAIN and SALE DEED

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

Harold D. McGuire, Trustee and Mildred I. McGuire, Trustee of The Harold D. McGuire and Mildred I. McGuire Revocable Living Trust, dated 06-19-95, dated June 19, 1995

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

Cecilia L. Larson, a widow

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

LOT 7, IN BLOCK P, AS SET FORTH ON THAT CERTAIN FINAL MAP OF SUNRIDGE HEIGHTS, PHASES 7B AND 9, A PLANNED UNIT DEVELOPMENT, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON SEPTEMBER 5, 1995, IN BOOK 995, PAGE 410, AS DOCUMENT NO. 369825, AND BY CERTIFICATE OF AMENDMENT RECORDED AUGUST 14, 1996, IN BOOK 896, PAGE 2588, AS DOCUMENT NO. 394289.

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: 04/13/2018

Harold D. McGuire, Trustee and Mildred I. McGuire, Trustee of The Harold D. McGuire and Mildred I. McGuire Revocable Living Trust, dated 6-19-95, dated June 19, 1995

Harold D. McGuire, TRUSTEE
Harold D. McGuire, Trustee

Mildred I. McGuire, TRUSTEE
Mildred I. McGuire,, Trustee

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

This instrument was acknowledged before me on 425-18 by McGuire Revocable Living Trust by Harold D. McGuire, Mildred I McGuire, trustees

Mary Kesh
Notary Public
(My commission expires: 11-6-18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 13, 2018** under Escrow No. **143-2541749**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-07-816-005
 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 ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a) Total Value/Sales Price of Property: \$301,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$301,000.00
 d) Real Property Transfer Tax Due \$1,173.90

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]*
 Signature: _____

Capacity: *agent*
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: McGuire Revocable Living Trust
 Address: 2120 Long St Apt 231
 City: Carson City
 State: NV Zip: 89706

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Cecilia L. Larson
 Address: 982 Hillside Drive
 City: Carson City
 State: NV Zip: 89705

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

Print Name: First American Title Insurance Company File Number: 143-2541749 mk/mk
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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