

APN# : 1022-29-310-024

RPTT: \$1,376.70

Recording Requested By:

Western Title Company

Escrow No.: 099951-WLD

When Recorded Mail To:

Megan M. Phillips

*1239 LASSO LN.  
GARDNERVILLE, NV 89410*

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



Wendy Dunbar

Escrow Officer

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**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,

Jane T. Kirby, surviving joint tenant

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

Megan M. Phillips, a single woman

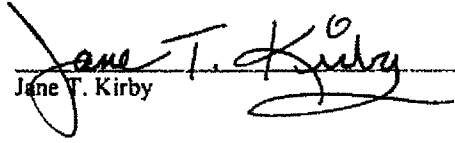
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

Lot 126 of TOPAZ SUBDIVISION, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on August 10, 1954, in Book 1 of Maps, as File No. 9774.

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

Dated: 10/09/2018

  
Jane T. Kirby

STATE OF \_\_\_\_\_

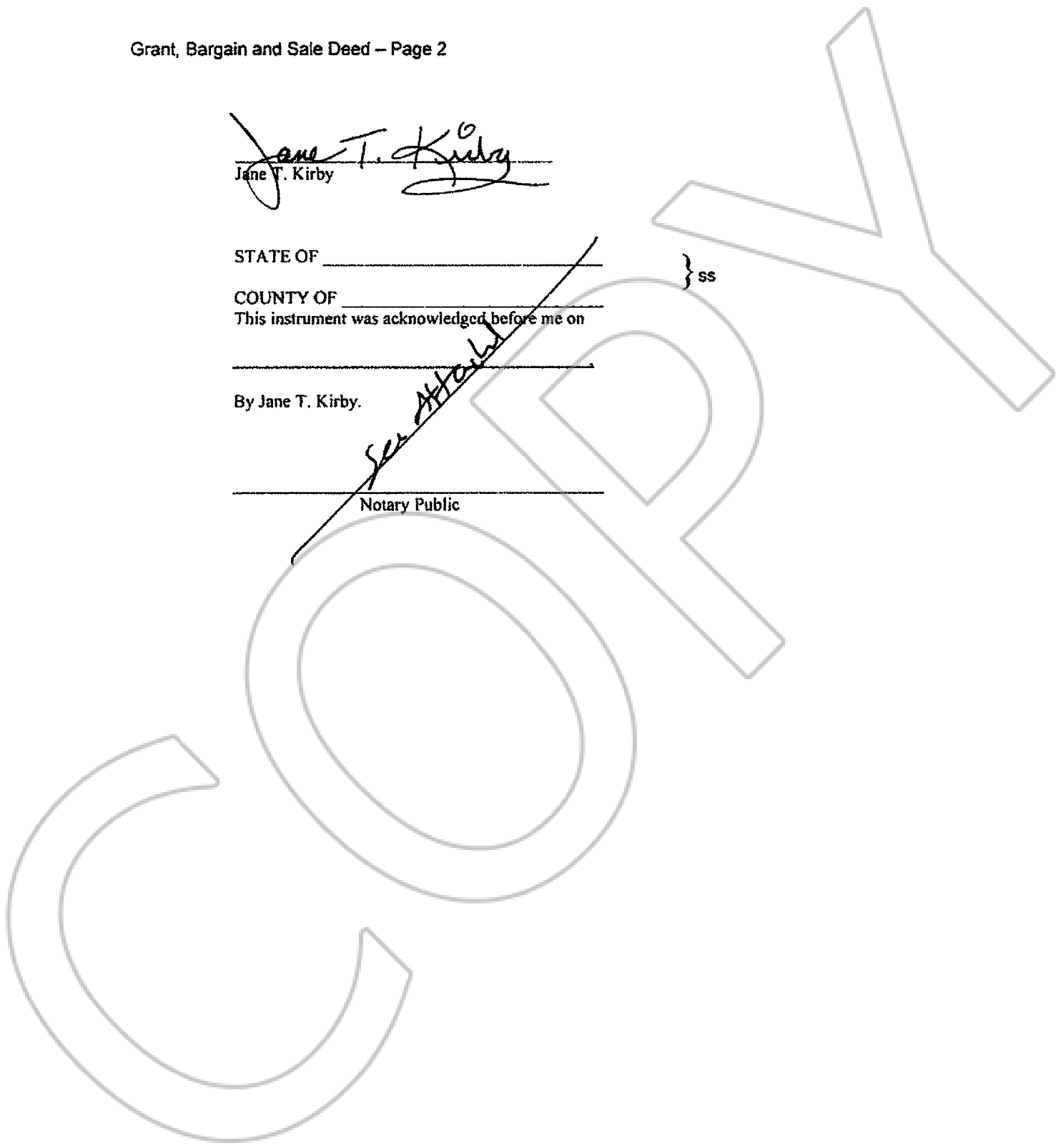
COUNTY OF \_\_\_\_\_ } ss

This instrument was acknowledged before me on

\_\_\_\_\_

By Jane T. Kirby.

\_\_\_\_\_  
Notary Public



# CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

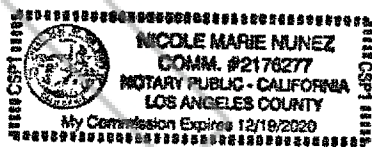
COUNTY OF Los Angeles }

Subscribed and sworn to (or affirmed) before me on this 11<sup>th</sup> day of October, 2018  
Date Month Year

by Jane T. Kirby  
\_\_\_\_\_  
Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: *Nicole Marie Nunez*  
Signature of Notary Public



Seal  
Place Notary Seal Above

## OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

### Description of Attached Document

Title or Type of Document: Grant, Bargain and Sale deed

Document Date: 10/11/18

Number of Pages: 2

Signer(s) Other Than Named Above: none

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1022-29-310-024

2. Type of Property:  
 a)  Vacant Land  
 b)  Single Fam. Res.  
 c)  Condo/Twnhse  
 d)  2-4 Plex  
 e)  Apt. Bldg  
 f)  Comm'/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: \$353,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( )  
 Transfer Tax Value: \$353,000.00  
 Real Property Transfer Tax Due: \$1,376.70

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 Jane T. Kirby Capacity GRANTOR  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Jane T. Kirby  
 Address: 559 W. 35th Street Apt 5  
 City: San Pedro  
 State: CA Zip: 90731

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

Print Name: Megan M. Phillips  
 Address: 1239 Lasso Ln.  
 City: Gardnerville  
 State: NV Zip: 89410

**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. #: 099951-WLD

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