

DOUGLAS COUNTY, NV
RPTT:\$2164.50 Rec:\$35.00
\$2,199.50 Pgs=2 01/25/2019 02:07 PM
STEWART TITLE COMPANY
KAREN ELLISON, RECORDER

APN: 1420-35-201-016
ESCROW NO: 10020537
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:
VIRGIL C. BERRY III
BRENDA L. BERRY
2728 ESAW STREET
MINDEN, NV 89423

RPTT = \$2,164.50

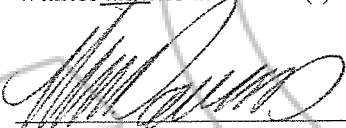
GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Michael James Downs, an unmarried man
In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and
Convey to
Virgil C. Berry III and Brenda L. Berry, husband and wife as joint tenants

all that real property situated in the City of Minden, County of Douglas, State of Nevada, described as follows:
See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.

Witness his/hers/theirs hand(s) this 24th day of January, 2019



Michael James Downs

STATE OF NEVADA
COUNTY OF Douglas } SS:

This instrument was acknowledged before me on 01.24.2019

by Michael James Downs.

Kimberly miguel

Notary Public

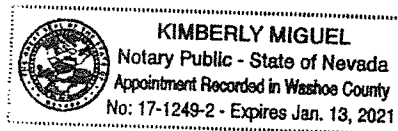


Exhibit A

COMMENCING at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 35; thence South 0°00'42" East, a distance of 508.90 feet to the True Point of Beginning, said point being identical with that described in the Deed from WALTER A. DOWNS, SR. AND BESSIE M. DOWNS, TO JERROLD O. LOWRY AND IDA LOWRY dated July 1, 1965, in Book 33 page 285, of Official Records; thence continuing South 0°00'42" East, a distance of 30.00 feet; thence North 89°58'36" West, a distance of 125.46 feet; thence South 0°00'42" East, a distance of 173.60 feet; thence North 89°58'36" West, a distance of 302.43 feet; thence North 0°01'21" West, a distance of 203.60 feet; thence South 89°58'36" East, a distance of 427.93 feet to the Point of Beginning

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED May 31, 2013, BOOK 0513 PAGE 2571, AS FILE NO. 446949, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1420-35-201-016
- 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
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$555,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value \$555,000.00

Real Property Transfer Tax Due: \$2,164.50

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 [Signature] Capacity Grantor

Signature Kimberly Miguel Capacity Grantee Agent

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Michael James Downs

Print Name: Virgil C. Berry III Brenda L. Berry

Address: 128 Sawgrass Lane

Address: 2728 Esaw Street

City: Dayton

City: Minden

State: NV Zip: 89403

State: NV Zip: 89423

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

Print Name: Stewart Title Company Escrow #: 10020537

Address: 10539 Professional Circle, Suite 102

Reno, NV 89521

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED