

APN# : 1319-19-212-015

RPTT: \$1,579.50

Recording Requested By:

Western Title Company

Escrow No.: 102903-WLD

When Recorded Mail To:

Jorge Jimenez and Christy Joy

Beckman

745 Aronson Lave Ct.

Roswell, GA 30075

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

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,

Danielle S. Dunphy, a single person

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

Jorge Jimenez and Christy Joy Beckman, 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 Stateline, 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:

Parcel B of Lot 523, SUMMIT VILLAGE, as shown on Parcel Map for Thurman Eddy, recorded August 25, 1977, in Book 877, Page 16565, of Official Records of Douglas County, State of Nevada, as Document No. 12328, said map being a Parcel Map of Lot 523, as shown on the amended map of SUMMIT VILLAGE, Nevada, on September 13, 1968, as Document No. 42231 and on Second Amended Map Recorded on January 13, 1969, as Document No. 43419, of Official Records of Douglas county, Nevada..

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

Dated: 03/25/2019

Danielle S. Dunphy
Danielle S. Dunphy

STATE OF Utah

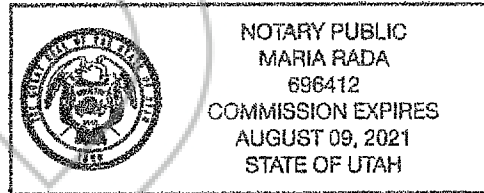
COUNTY OF Davis

This instrument was acknowledged before me on

March 25, 2019

By Danielle S. Dunphy.

Maria Rada
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1319-19-212-015

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: \$405,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$405,000.00
 Real Property Transfer Tax Due: \$1,579.50

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 Danielle S Dunphy Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Danielle S. Dunphy
 Address: 1563 W. Silvercreek Drive
 City: Layton
 State: UT Zip: 84041

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Jorge Jimenez and Christy Joy Beckman
 Address: 745 Aronson Lane Ct.
 City: Roswell
 State: GA Zip: 30075

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. #: 102903-WLD