

DOUGLAS COUNTY, NV **2019-929481**
RPTT:\$1860.30 Rec:\$35.00
\$1,895.30 Pgs=4 **05/24/2019 12:29 PM**
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1318-24-411-009

**RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY, LLC
212 ELKS POINT RD, STE 445
P.O. BOX 10297
ZEPHYR COVE, NV 89448**

**MAIL RECORDABLE DOCS AND
TAX STATEMENTS TO:
DEBRA LYNNE PHAIRAS, TRUSTEE OF
THE DEBRA LYNNE PHAIRAS
REVOCABLE LIVING TRUST
891 LIBERTY DRIVE
NAPA, CA 94559**

ESCROW NO: 11000605-JML

RPTT \$1,860.30

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Patti A. Moss, an unmarried woman**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Debra Lynne Phairas, Trustee of the Debra Lynne Phairas Revocable Living Trust, dated August 11, 2014 and Asset Exchange Company

all that real property situated in the City of Stateline, 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.

Patti A Moss by Debra J Cahill aka Debra J Shouman as her attorney in fact
Patti A. Moss, By: Debra J. Cahill aka Debra J.
Shouman as her attorney in fact.

STATE OF NEVADA
COUNTY OF

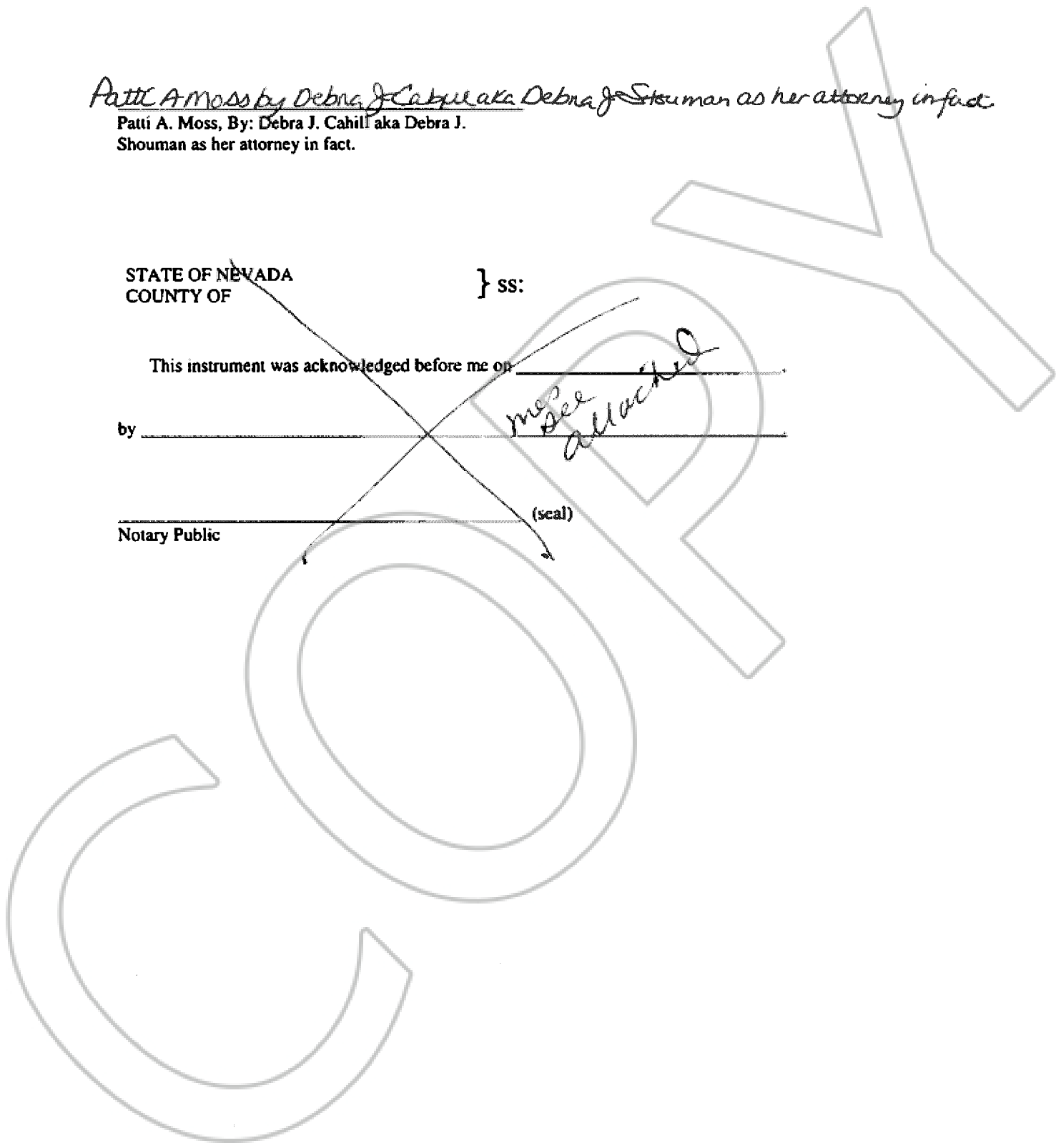
} ss:

This instrument was acknowledged before me on _____
by _____

Notary Public

*mes
see
attached*

(seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Riverside)

On 5-21-2019 before me, Mary E. Steele, Notary Public

Date Here Insert Name and Title of the Officer
personally appeared Debra J. Cahill AKA

Name(s) of Signer(s)
Debra J. Shouman

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Mary E. Steele
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document GRANT, BARGAIN,

Title or Type of Document: SALE DEED Document Date: NONE

Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer - Title(s): _____

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: PATTI A. MOSS

Signer's Name: _____

Corporate Officer - Title(s): _____

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Exhibit A

Parcel 1:

Lot 9, Block E, as shown on the Official Plat of Manzanita Heights, recorded in the office of the County Recorder of Douglas County, Nevada, on November 20, 1979, as Document No. 38934.

Parcel 2:

TOGETHER WITH an undivided 2/15th interest in the to Lot A, (Common Area), as shown on the Official Map of Manzanita Heights, filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 20, 1979, as Document No. 38934.

Parcel 3:

TOGETHER WITH a 20 feet wide access easement for ingress and egress purposes as granted by Kenneth C. Kjer, et ux in Document recorded October 2, 1979, in Book 1079, Page 792, Official Records of Douglas County, Nevada;

Parcel 4:

A 30 feet wide utility easement as granted by Kenneth C. Kjer, et ux, in Document recorded October 2, 1979, in Book 1079, Page 194, Official Records of Douglas County, Nevada; and

Parcel 5:

A 5 foot wide slop easement as dedeed by Kenneth C. Kenneth C. Kjer, et ux, in Document recorded August 28, 1979, Book 879, Page 2107, Official Records of Douglas County, Nevada.

Further reference is made to Record of Survey Lot Line Adjustment Map for NANCY MURDOCK LARNER, recorded October 28, 1985, in Book 1085, Page 2628, as Document No. 125839.

APN: 1318-24-241-009

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-24-411-009
- 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'/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:

\$477,000.00

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

Transfer Tax Value \$477,000.00

Real Property Transfer Tax Due: \$1,860.30

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 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 _____ Capacity Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: Patti A. Moss

Address: 80792 Avenida Manzanillo
Indio, CA 92203

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Debra Lynne Phairas, Trustee of the
Debra Lynne Phairas Revocable Living Trust, dated
August 11, 2014

Address: 891 Liberty Drive
Napa, CA 94559

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

Print Name: Signature Title Company LLC Escrow #: 11000605-JML

Address: 212 Elks Point Road, Suite 445, PO Box 10297
Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED