DOUGLAS COUNTY, NV

RPTT:\$1092.00 Rec:\$35.00

2019-932276

\$1,127.00

Pgs=3

07/18/2019 03:34 PM

STEWART TITLE COMPANY

KAREN ELLISON, RECORDER

APN: 1320-32-111-076 S RPTT \$1,092.00 ESCROW NO: 10021302

WHEN RECORDED MAIL TO and MAIL TAX STATEMENT TO:

HUGH JANNEY AND MADELINE FINCH

1578 MONO AVENUE **MINDEN, NV 89423**

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITHESSETH: That

Black Rock Real Estate, LLC, a Nevada limited liability company

In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Hugh Janney and Madeline Finch, 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

Black Rock Real Estate, LLC, a Nevada limited liability company Carl Bassett, Manager	
STATE OF NEVADA SS: COUNTY OF CLARK SS:	_
This instrument was acknowledged before me on July 15th, 2019,	
by Carl Bassett Tine Hoding Notary Public	
KIM MEKINNEY Notary Public, State of Nevada No. 17-3918-1 My Appt. Exp. Oct. 23, 2021	

Escrow No.: 10021302

EXHIBIT "A" Legal Description

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

Lots 3 and 4, in Block P, as shown on the Town of Minden, filed in the office of the County Recorder of Douglas County, Nevada, on July 2, 1906, as Document No. 20840.



STATE OF NEVADA DECLARATION OF VALUE FORM 1. Assessor Parcel Number(s) a) 1320-32-111-076 b) c) _____ d) 2. Type of Property: FOR RECORDER'S OPTIONAL USE ONLY b) ✓ Single Fam. Res. a) Vacant Land Page: d) 2-4 Plex Book: c) Condo/Twnhse f) Comm'l/Ind'l Date of Recording: _ e) Apt. Bldg g) Agriculural Notes: ☐ Other \$280,000.00 3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) \$280,000.00 Transfer Tax Value \$1,092.00 Real Property Transfer Tax Due: 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. Capacity Grantor Capacity Grantee Signature___ BUYER (GRANTEE) INFORMATION SELLER (GRANTOR) INFORMATION (Required) (Required) Black Rock Real Estate, LLC, a Print Name: Hugh Janney and Madeline Finch Nevada limited liability company Print Name: 5260 S. Decatur Blvd., Suite 6 Address: Address: 1578 Mono City: Las Vegas City: 89118 State: Zip: State: NV COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Escrow #.: 10021302 Print Name: Stewart Title Company Address: 540 W Plumb Lane, Suite 100 Reno, NV 89509