

DOUGLAS COUNTY, NV **2019-932675**
RPTT:\$1969.50 Rec:\$35.00
\$2,004.50 Pgs=3 07/29/2019 10:08 AM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1318-23-310-005
RPTT: 1,969.50

Recording Requested By:
Western Title Company
Escrow No.: 104792-AMG
When Recorded Mail To:
Dennis K. Neilander and
Melinda J. Neilander
983 Bella Monte Dr.
Minden NV 89423

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



Amy Gutierrez

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,

Sandra McQueen Irmie, Successor Trustee of the Park 46 Chalet Land Trust

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

Dennis K. Neilander and Melinda J. Neilander, 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 Zephyr Cove, 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 46 in Block B as shown on the Official AMENDED MAP OF LAKE VILLAGE UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada in Book 1 of Maps, Document No. 48573 and the Second Amended Map to the "AMENDED MAP OF LAKE VILLAGE UNIT NO. 1" recorded on December 28, 1971 in Book 95, Page 76 as File No. 56077.

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

Dated: 06/06/2019

46 Chalet Land Trust

Sandra McQueen Irmie
Sandra McQueen Irmie, Successor Trustee

STATE OF New York } ss

COUNTY OF Niagara
This instrument was acknowledged before me on

July 24, 2019

By Sandra McQueen Irmie, Successor Trustee

W. Maxwell Coykendall
Notary Public

W. MAXWELL COYKENDALL
Notary Public - State of New York
No. 02CO6013635
Qualified in Niagara County
My Commission Expires September 21, 2022

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1318-23-310-005

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
NOTES: _____

3. Total Value/Sales Price of Property: \$505,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$505,000.00
 Real Property Transfer Tax Due: 1,969.50

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 A Claypool Capacity agent
 Signature _____ Capacity _____

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

Print Name: Sandra McQueen Irmie, trustee of the Park
 46 Chalet Land Trust
 Address: 640 Greenwood Drive
 City: Burlington,
 State: ON Zip: L7T3P3

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

Print Name: Dennis K. Neilander and Melinda J. Neilander
 Address: 983 Bella Monte Dr.
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Carson Office
 2310 S. Carson St, Suite 5A
 City/State/Zip: Carson City, NV 89701

Esc. #: 104792-AMG

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