

A.P.N.: 1220-16-310-020  
File No: 143-2568582 (mk)  
R.P.T.T.: \$546.00

When Recorded Mail To: Mail Tax Statements To:  
Aileen Collins  
1271 Redwood Circle Unit No. 4  
Gardnerville, NV 89460

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Richard J. Francis and Tracy Francis, husband and wife as Joint Tenants with Right of Survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Aileen Collins, a single woman

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

**LOT 20, IN BUILDING C AS SET FORTH ON THE MAP OF SEQUOIA VILLAGE TOWNHOUSES 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 14, 1979, IN BOOK 1179, PAGE 776, AS DOCUMENT NUMBER 38712, AND AS CORRECTED BY CERTIFICATE OF AMENDMENT RECORDED JULY 14, 1980, AS DOCUMENT NO. 46136.**

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 07/03/2019



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-16-310-020
- 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
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$141,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$141,000.00
- d) Real Property Transfer Tax Due \$549.90

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]

Capacity: Agent

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Richard J. Francis and Tracy  
Print Name: Francis

Aileen Collins  
Print Name: Aileen Collins

Address: 1264 Redwood Circle #3

Address: 1271 Redwood Circle Unit  
No. 4

City: Gardnerville

City: Gardnerville

State: NV Zip: 89460

State: NV Zip: 89460

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

First American Title Insurance

File Number: 143-2568582 mk/ et

Print Name: Company

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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