

DOUGLAS COUNTY, NV **2019-934392**
RPTT:\$1860.30 Rec:\$35.00
\$1,895.30 Pgs=1 **08/28/2019 11:31 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1220-04-210-039

Escrow No. 00246042 - 016 - 17
RPTT 1,860.30
When Recorded Return to:
Bradley Dean Magnuson
PO Box 22362
Carson City, NV 89721
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
Kelly Simmons and Shannon Simmons, husband and wife as their community property with
right of survivorship

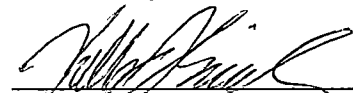
do(es) hereby Grant, Bargain, Sell and Convey to
Bradley Dean Magnuson, An Unmarried Man and Denise A Yamada, an Unmarried Woman,
as joint tenants with right of survivorship

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

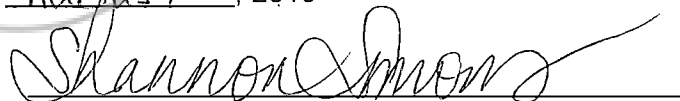
**Lot 17, in Block B, as set forth on the map of Sunset Park Subdivision, filed for record
in the Office of the County Recorder of Douglas County, State of Nevada, on June 5,
1987, in Book 687, Page 763, as Document No. 155926 and by Certificate of
Amendment recorded December 23, 1987, in Book 1287, Page 3314, Document No.
169385 of Official Records of Douglas County Nevada.**

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.

Witness my/our hand(s) this 26 day of August, 2019



Kelly Simmons



Shannon Simmons


STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on August 26, 2019,
by Kelly Simmons and Shannon Simmons _____.



NOTARY PUBLIC

SPACE BELOW FOR RECORDER

 **KRIS THORSON**
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 13-12081-3 - Expires January 17, 2022

1. APN: 1220-04-210-039

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 No.:	
Book:	Page:
Date of Recording:	
Notes:	

**STATE OF NEVADA
DECLARATION OF VALUE**

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: 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 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 <u>[Signature]</u>	Capacity grantor
Signature <u>[Signature]</u>	Capacity grantee
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Kelly & Shannon Simmons	Print Name: Bradley Dean Magnuson & Denise Yamada
Address: 627 Adaline Way	Address: PO Box 22362
City/State/Zip: Gardnerville, NV 89460	City/State/Zip: Carson City, NV 89721
COMPANY REQUESTING RECORDING	
Co. Name: First Centennial Title Company of NV	Escrow # 00246042-016dr
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)