

DOUGLAS COUNTY, NV
RPTT:\$1735.50 Rec:\$35.00
\$1,770.50 Pgs=3
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2019-934550

08/30/2019 10:33 AM

WHEN RECORDED MAIL TO:
Melissa Evans
1766 La Cita Way
Minden, NV 89423

MAIL TAX STATEMENTS TO:
Melissa Janine Evans

Same as above

Escrow No. 1904058-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 132030511015
R.P.T.T. \$1,735.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Christine T. Tran, A married woman, as her sole and separate property

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Melissa Evans , a single woman

all that real property situated in the County of DOUGLAS, State of Nevada, described as follows:


SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

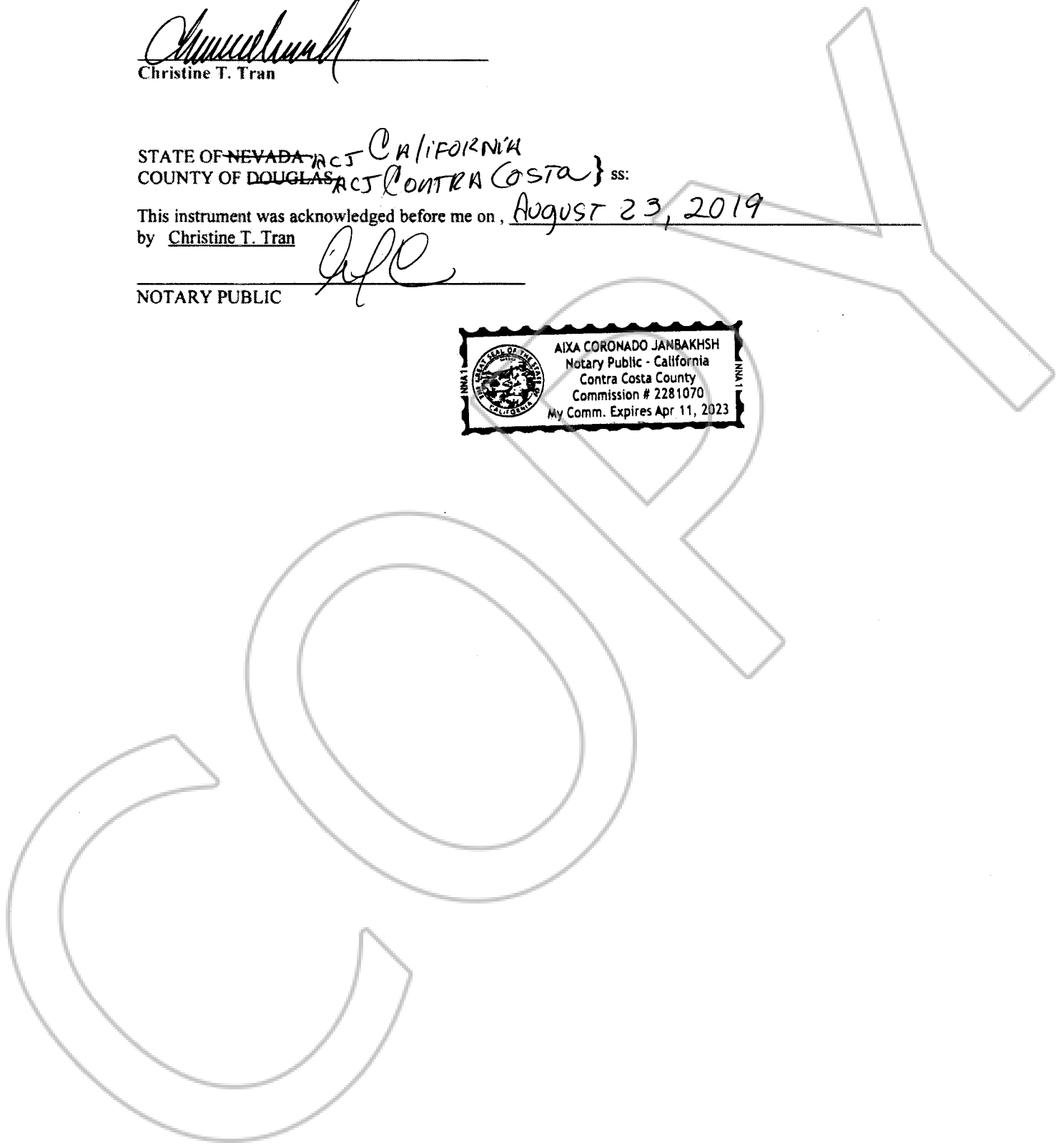
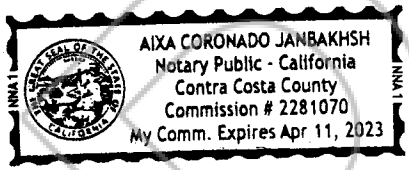
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.


Christine T. Tran

STATE OF ~~NEVADA~~ ^{CALIFORNIA} }
COUNTY OF ~~DOUGLAS~~ ^{CONTRA COSTA} } ss:

This instrument was acknowledged before me on, August 23, 2019
by Christine T. Tran


NOTARY PUBLIC



Escrow No. 1904058-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 19 in Block D as set forth on Final Subdivision Map Planned Unit Development PD 02-04 for LA COSTA AT MONTE VISTA PHASE 1, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 25, 2005 in Book 0405, at Page 9815, as Document No. 642625, of Official Records.

APN: 1320-30-511-015

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-30-511-015
 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 ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ 445,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 445,000.00
 d. Real Property Transfer Tax Due: \$ 1,735.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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 *Christine T. Tran* Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Christine T. Tran
 Address: 2557 Stone Valley Rd
 City: Alamo
 State: Zip: CA 94507

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Melissa EVANS
 Address: 1766 La Cita Way
 City: Minden
 State: Zip: NV 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01904058-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED