

DOUGLAS COUNTY, NV **2019-935942**
RPTT:\$1696.50 Rec:\$35.00
\$1,731.50 Pgs=3 09/30/2019 02:24 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1420-08-314-007

**RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY, LLC
212 ELKS POINT RD, STE 445
P.O. BOX 10297
ZEPHYR COVE, NV 89448**

**MAIL RECORDABLE DOCS AND
TAX STATEMENTS TO:
LUCY FRAUSTO AVILA
1050 PEBBLE BEACH CT
MINDEN, NV 89423**

ESCROW NO: 11000732-NF

RPTT \$1,696.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Rebecca M. Monsour, an unmarried woman**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Lucy Frausto Avila, a widow

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.

Rebecca M. Monsour

Rebecca M. Monsour

STATE OF NEVADA } ss:
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 09/24/2019

by Rebecca M. Monsour

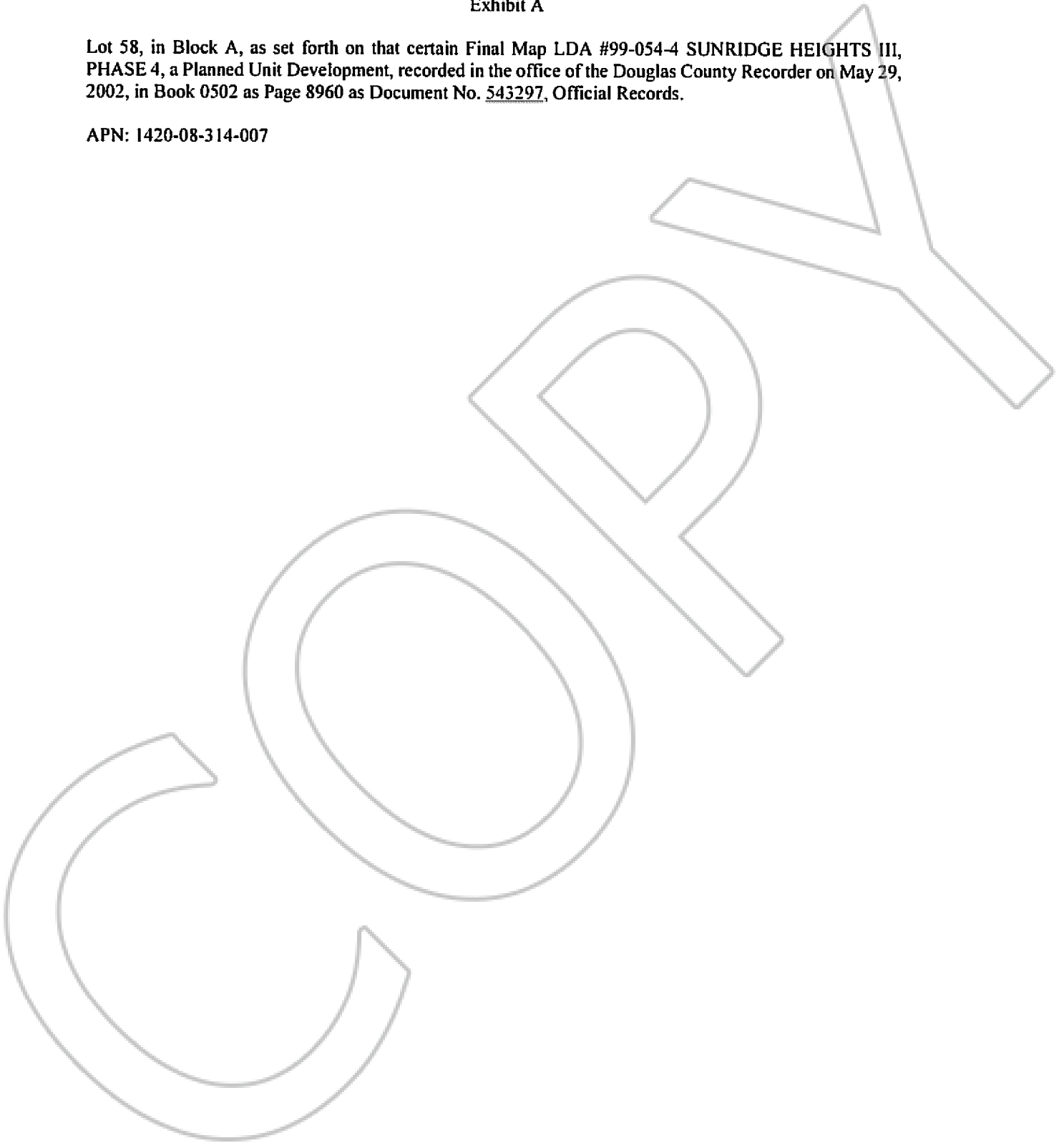
Natalie Frey (seal)
Notary Public



Exhibit A

Lot 58, in Block A, as set forth on that certain Final Map LDA #99-054-4 SUNRIDGE HEIGHTS III, PHASE 4, a Planned Unit Development, recorded in the office of the Douglas County Recorder on May 29, 2002, in Book 0502 as Page 8960 as Document No. 543297, Official Records.

APN: 1420-08-314-007



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1420-08-314-007
- 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
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$434,900.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value \$434,900.00

Real Property Transfer Tax Due: \$ 1,696.50

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 Rebecca M. Monsour Capacity Grantor

Signature Lucy F. Avila Capacity Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Rebecca M. Monsour

Print Name: Lucy Frausto Avila

Address: 20335 Damietta Dr
Walnut, CA 91789

Address: 1050 PEBBLE BENCH CT
MINDEN, NV 89423

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

Print Name: Signature Title Company LLC Escrow #: 11000732-NF

Address: 212 Elks Point Road, Suite 445, PO Box 10297
Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED