DOUGLAS COUNTY, NV RPTT:\$1462.50 Rec:\$35.00

KAREN ELLISON, RECORDER

2019-936686

\$1,497.50 Pgs=4

ETRCO

10/15/2019 02:45 PM

APN#: 1420-28-510-032

RPTT: \$1,462.50

Recording Requested By:
Western Title Company
Escrow No.: 105157-KDJ
When Recorded Mail To:

Michael McBroom 2970 Santa Maria Street 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

Kayla Jacobsen

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,

Christina M. Lepore and Judy L. McQuain, administrators of the person and estate for William John Lepore Sr., deceased pursuant to Order Granting Verified Petition for Summary Administration and for Letters of Administration; and Petition for Full Administration Under Independent Administration Act file in the Ninth Judicial District Court of the State of Nevada and for the Count of Douglas, Case No. 19-PB-0102

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

Michael McBroom, a married man as his sole and separate property

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, 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 35, in Block C, as shown on the Official Map of MISSION HOT SPRINGS UNIT NO. 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on July 1, 1987, in Book 787, Page 1 as Document No. 157492, Official Records.

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

Dated: 10/10/2019

Grant, Bargain and Sale Deed - Page 2 The Estate of William John Lepore Sr. Christina M. Lepore, Administrator Signed in Counterpart Judy L. McQuain, Administrator STATE OF Nevada COUNTY OF Casson City This instrument was acknowledged before me on 10/10/19 n By Christina M. Lepore and Judy L. McQuain. lotary Publid KAYLA JACOBSEN Notary Public - State of Nevada Appointment Recorded in Douglas County No: 16-1289-5 - Expires January 20, 2020

Grant, Bargain and Sale Deed - Page 2 The Estate of William John Lepore Sr. Signed in Countingard Christina M. Lepore, Administrator McQuain, Administrator STATE OF Nevada ss By Ghristina M. Lepore and Judy L. McQuain. ach Notary Public LAEHA P. HILL Notary Public - State of Nevada Appointment Recorded in Washoe County No: 16-1292-2 - Expires January 20, 2020

STATE OF NEVADA DECLARATION OF VALUE

Assessors Parcel Number(s)
 a) 1420-28-510-032

Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due: \$\$375,000.00 \$\$1,462.50\$ 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 Capacity Capacity Capacity Capacity Capacity Capacity Capacity Minden McQuain McQuain McQuain McQuain Address: 2970 Santa Maria Street Address: 2970 Santa Maria Street Minden NV Zip: 89423 COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer) Print Name: Address: Carson Office 2310 S. Carson St, Suite 5A City/State/CIE; Carson City, NV 89701						\	\	
a) \ \ \acan \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	2	Type of Property:		FOR REC	ORDERS C	PTIONAL	USE ONLY	
c) □ Condo/Twnhse d) □ 2-4 Plex c) □ Apri. Bidg d) □ Comm'l/Ind'l g) □ Agricultural h) □ Mobile Home i) □ Other □ S375,000.00 Total Value/Sales Price of Property: □ S375,000.00 Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: \$375,000.00 Real Property Transfer Tax Due: □ \$1,462.50 4. If Exemption Claimed: □ 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 0% 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 Capacity SELLER (GRANTOR) INFORMATION (REQUIRED) Print Ame: □ Christina M. Lepore and Judy b □ Print Name: McQuain Maddress: 2970 Santa Maria Street Address: 2970 Santa Maria Street City: Minden Nowed. State: NV Zip: 89423 COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer) Print Name: □ FRCo. LLC On behalf of Western Title Company Address: Carson Office 2310 S. Carson St, Suite 5A City/State/Zip: Carson City, NV 89701	۷.	* * * * * * * * * * * * * * * * * * * *	h) M Single Fam Ra					
e) Apt. Bldg g) Agricultural h) Mobile Home i) Other Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due: 8375,000.00 \$375,000.00 \$1,462.50 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 SELLER (GRANTOR) INFORMATION (REQUIRED) Print Christina M. Lepore and Judy L. Print Name: Michael McBroom Name: McQuain Address: 2970 Santa Maria Street Address: 2970 Santa Maria Street Minden Name: NV Zip: 89423 State: NV Zip: 89423 COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer) Print Name: STRCo, L.C. On behalf of Western Title Company Address: 2310 S. Carson St, Suite SA City/State/Zip: Carson City, NV 89701			· · · · · · · · · · · · · · · · · · ·		·····			
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Name: McQuain Address: 2970 Santa Maria Street 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	Prin		Lenore and Judy 1.			1cBroom		
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2310 S. Carson St, Suite 5A City/State/Zip: Carson City, NV 89701				<u>ompany</u> E	sc. #: <u>10515</u>	/ <u>-KDJ</u>		
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