

DOUGLAS COUNTY, NV **2019-936686**  
RPTT:\$1462.50 Rec:\$35.00  
\$1,497.50 Pgs=4 10/15/2019 02:45 PM  
ETRCO  
KAREN ELLISON, RECORDER

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 Court 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:

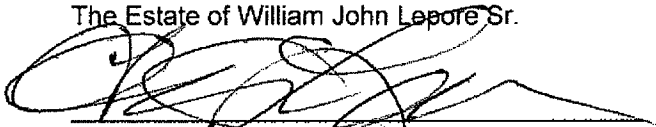
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

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

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 } ss  
This instrument was acknowledged before me on

10/10/19


By Christina M. Lepore and <sup>w</sup>Judy L. McQuain.

  
Notary Public



The Estate of William John Lepore Sr.

Signed in Counterpart  
Christina M. Lepore, Administrator

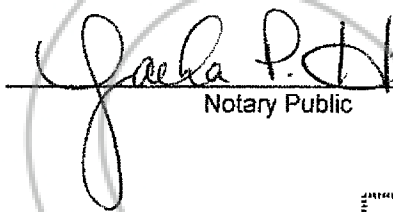
  
Judy L. McQuain, Administrator

STATE OF Nevada } ss

COUNTY OF Douglas

This instrument was acknowledged before me on  
10/10/19

By ~~Christina M. Lepore~~ and Judy L. McQuain.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

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

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**  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$375,000.00  
 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:  
 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 [Signature] Capacity ESROW  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Christina M. Lepore and Judy L. McQuain  
 Address: 2970 Santa Maria Street  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: Michael McBroom  
 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

Esc. #: 105157-KDJ

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