

DOUGLAS COUNTY, NV **2019-939513**
RPTT:\$1544.40 Rec:\$35.00
\$1,579.40 Pgs=2 **12/13/2019 11:32 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1220-03-210-008

Escrow No. 00249782 - 016 - 17
RPTT ~~0.00~~ 1544.40
When Recorded Return to:
Kristin Kinsley
1374 Queens Ct.
Gardnerville, NV 89410
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,
Kathleen L. Watkins, A single woman

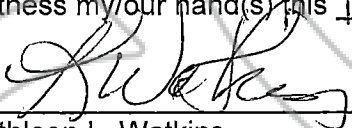
do(es) hereby Grant, Bargain, Sell and Convey to
Kristin Kinsley, An Unmarried Woman

all that real property situate in the 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.

Witness my/our hand(s) this 12th day of December, 2019



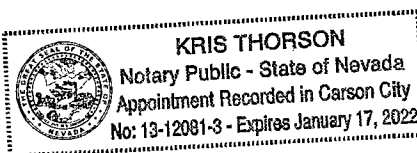
Kathleen L. Watkins

STATE OF NEVADA
COUNTY OF DOUGLAS
CARSON CITY

This instrument was acknowledged before me on December 12, 2019,
by Kathleen L. Watkins _____.



NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

Being a portion of the Northwest ¼ of the Southwest ¼ of Section 3, Township 12 North, Range 20 East, further described as follows:

Lot 7, in Block B, as set forth on Final Subdivision Map LDA 01-047, A Planned Unit Development for ARBOR GARDENS, PHASE 1, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on October 18, 2002, in Book 1002, Page 8115, as Document No. 555262, and by Certificate of Amendment recorded February 20, 2003, in Book 0203, at Page 7818, as Document No. 567590 and by Certificate of Amendment recorded September 28, 2004, in Book 0904, Page 11209, as Document No. 625221.

SPACE BELOW FOR RECORDER

1. APN: 1220-03-210-008

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: \$396,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$396,000.00
 Real Property Transfer Tax Due: \$ 1544.40

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 <i>[Signature]</i>	Capacity grantor
Signature _____	Capacity grantee
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Kathleen L. Watkins	Print Name: Kristin Kinsley
Address: 1412 HoneyLocust Avenue	Address: 1374 Queens Ct.
City/State/Zip: Gardnerville, NV 89410	City/State/Zip: Gardnerville, NV 89410
COMPANY REQUESTING RECORDING	
Co. Name: First Centennial Title Company of NV	Escrow # 00249782-016dr
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)