DOUGLAS COUNTY, NV

Rec:\$40.00

2020-941689 02/03/2020 09:09 AM

Pgs=3

Total:\$40.00 FRANK BYRD



KAREN ELLISON, RECORDER

E05

AFTER RECORDATION, RETURN BY MAIL TO:

APN: 122021110064

RECORDING REQUESTED BY:

Frank and Kim Byrd 758 Sunburst Court Gardnerville, NV 89460

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: On this 29th day of January, 2020, Frank D. Byrd and Kim M. Byrd, husband and wife as joint tenants with right of survivorship in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Frank D. Byrd and Kim M. Byrd, husband and wife as joint tenants, Weston C. Byrd, a single man, all as joint tenants and to the heirs and assigns of such Grantee forever, his interest in all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signature

STATE OF NEVADA

This instrument was acknowledged before me on the 31

day of January, 2020, by him M. + Frank D.

Notary Public



EXHIBIT A

Lot 13, as shown on the FINAL MAP FOR TILLMAN ESTATES, FILED IN THE Office of the County Recorder of Douglas County, State of Nevada, on February 10, 2003, File no.566662, Official Records.



STATE OF NEVADA FOR RECORDERS OPTIONAL USE ONLY **DECLARATION OF VALUE** Document/Instrument#: _____ Book: _____ Page: _____ 1. Assessor Parcel Number (s) Date of Recording: _____ (a) 1220-21-110-064 Notes: ___ (b) _____ (c) ____ a) Vacant Land b) Single Fam Res. c) Condo/Twnhse e) Apt. Bldg. f) Comm'!/Ind'I g) Agricultural h) Mobile Home 2. Type of Property: I) Other 3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due: 4. If Exemption Claimed: a. Transfer Tax Exemption, per NRS 375,090, Section: b. Explain Reason for Exemption: Adding Son 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 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 Signature 2 Capacity GRANTON Capacity _____ Signature **SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION** (REQUIRED) - Address: Address: Gardner Ville City: City: **ルレ**。 Zip: ▮ 49460 State: State: Zip: _____

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)