

DOUGLAS COUNTY, NV
RPTT:\$2730.00 Rec:\$40.00
\$2,770.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2020-942940

02/28/2020 01:56 PM

APN# : 1319-03-413-021
RPTT: \$2,730.00

Recording Requested By:

Western Title Company

Escrow No.: 110692-AMG

When Recorded Mail To:

Timothy J. McCoy and Debra L.

McCoy

PO Box 355

Genoa, NV 89411

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



Amy Gutierrez 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,

John F. Timmons and Sandra J. Timmons, Trustees of the John F. Timmons and Sandra J. Timmons Revocable Trust

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

Timothy J. McCoy and Debra L. McCoy, husband and wife as community property with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Genoa, 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 34 in Block A of GENOA LAKES PHASE 4, a Planned Unit Development, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on May 8, 2000 in Book 500 Page 1613 as Document No. 491480, of 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: 12/30/2019

The Timmons Revocable Trust

John F. Timmons
John F. Timmons, Trustee

Sandra J. Timmons
Sandra J. Timmons, Trustee

STATE OF Nevada

COUNTY OF Carson City

This instrument was acknowledged before me on

2/21/2020

By John F. Timmons and Sandra J. Timmons.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1319-03-413-021

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: \$700,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$700,000.00
 Real Property Transfer Tax Due: 2,730.00

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 Agent
 Signature _____ Capacity _____

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

Print Name: John F. Timmons and Sandra J. Timmons,
Trustees of the Timmons Revocable Trust
 Address: PO Box 411348
 City: Kalaheo
 State: HI Zip: 96741

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

Print Name: Timothy J. McCoy and Debra L. McCoy
 Address: PO Box 355
 City: Genoa
 State: NV Zip: 89411

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. #: 110692-AMG

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