

A.P.N.: 1320-33-715-012
File No: 143-2585781 (mk)
R.P.T.T.: \$1,482.00

When Recorded Mail To: Mail Tax Statements To:
The Billy D. & Phyllis A. Tims Trust
1343 Granborough Drive
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Tanya L. Fletcher, Trustee of the Fletcher Trust, Dated November 21, 2018, and any amendments thereto

do(es) hereby *GRANT, BARGAIN and SELL* to

Billy D. Tims and Phyllis A. Tims, Turstees of The Billy D. & Phyllis A. Tims Trust dated February 14, 1997

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

LOT 20 IN BLOCK H, AS SET FORTH ON THE FINAL SUBDIVISION MAP NO. 1006-7 FOR CHICHESTER ESTATES PHASE 7, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 13, 2000, IN BOOK 1000, PAGE 2398, AS DOCUMENT NO. 501336.

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 03/03/2020

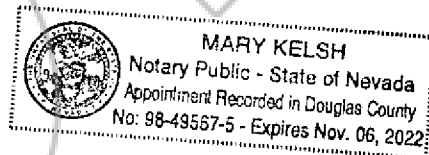
Tanya L. Fletcher, Trustee of the Fletcher Trust,
dated November 21, 2018, and any
amendments thereto

Tanya L. Fletcher
Tanya L. Fletcher, Trustee

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on March 19, 2020 by
Tanya L. Fletcher, Trustee.

Mary Kesh
Notary Public
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 03, 2020** under Escrow No. **143-2585781**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-33-715-012
 b) _____
 c) _____
 d) _____

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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$380,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$380,000.00
 d) Real Property Transfer Tax Due \$1,482.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

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 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]
 Signature: _____

Capacity: Accept
 Capacity: _____

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

Print Name: Fletcher Trust 2018
 Address: PO Box 2879
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: The Billy D. & Phyllis A. Tims Trust
 Address: 1343 Granborough Drive
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Insurance Company File Number: 143-2585781 mk/ et
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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