

DOUGLAS COUNTY, NV **2020-945161**
RPTT:\$1384.50 Rec:\$40.00
\$1,424.50 Pgs=3 **04/24/2020 01:49 PM**
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1320-33-717-005

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
1664 US HWY 395 NORTH, SUITE 105
MINDEN, NV 89423

MAIL RECORDABLE DOCS AND
Tax Statements to:
Monte L. Beach
Maureen Beach
1352 Westminster Pl
Gardnerville, NV 89410

ESCROW NO: 44000022-NF4

RPTT \$1,384.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Edward Lix, surviving joint tenant

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Monte L. Beach and Maureen Beach, husband and wife as joint tenants with right of survivorship

all that real property situated in the City of Gardnerville, 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.

Edward Lix

Edward Lix

STATE OF *Utah* } SS:
COUNTY OF *Washington*

This instrument was acknowledged before me on *04/14/2014*.

by *Edward Lix*

Denine Weekes-Nelson (seal)
Notary Public

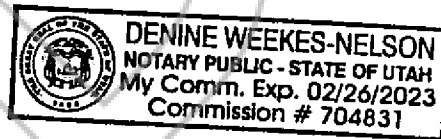
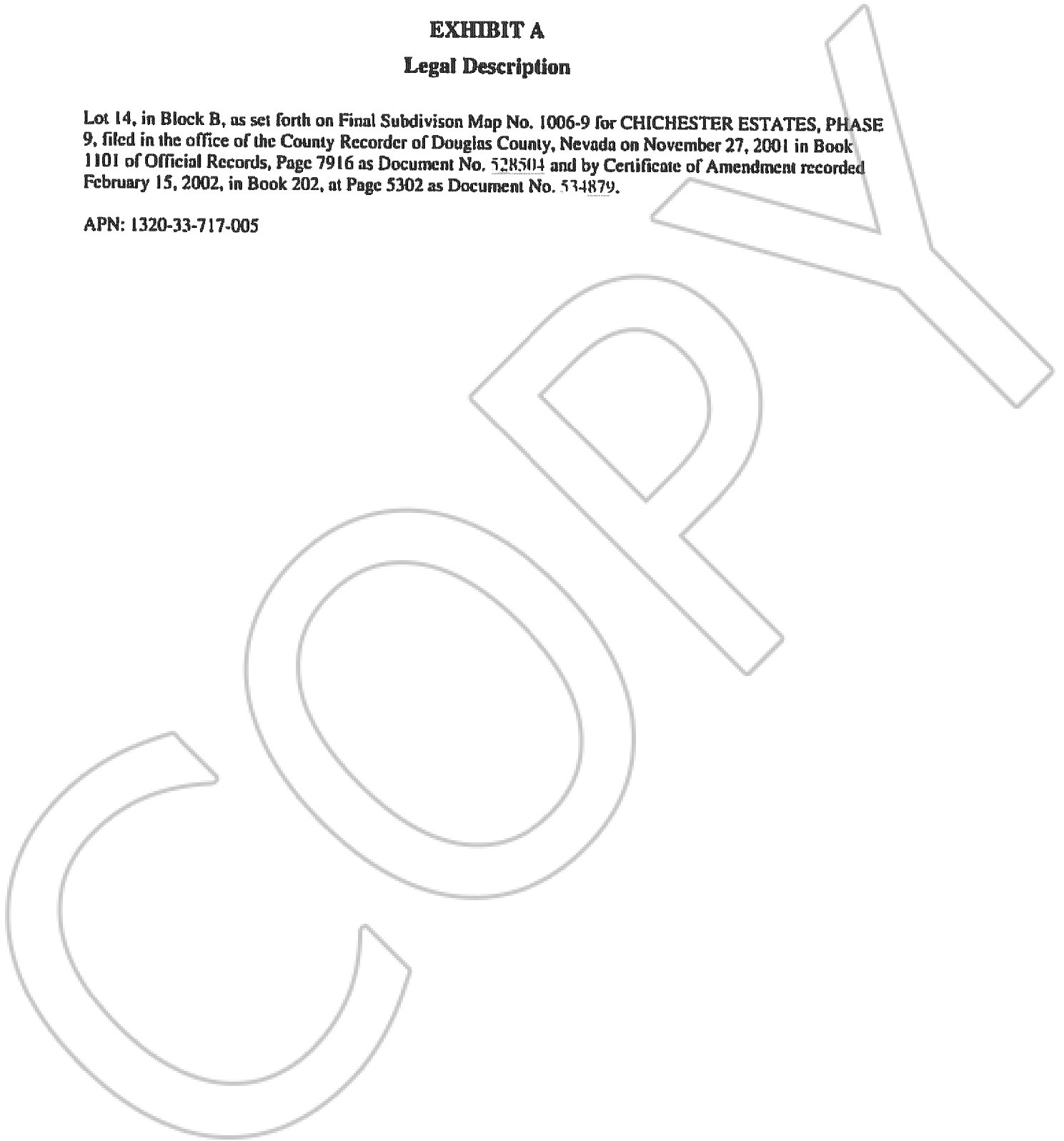


EXHIBIT A
Legal Description

Lot 14, in Block B, as set forth on Final Subdivision Map No. 1006-9 for CHICHESTER ESTATES, PHASE 9, filed in the office of the County Recorder of Douglas County, Nevada on November 27, 2001 in Book 1101 of Official Records, Page 7916 as Document No. 528504 and by Certificate of Amendment recorded February 15, 2002, in Book 202, at Page 5302 as Document No. 534879.

APN: 1320-33-717-005



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-33-717-005
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 355,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 355,000.00
 d. Real Property Transfer Tax Due: \$ 1,384.50

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 E. Officer
 Signature _____ Capacity _____

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

Print Name: Edward Lix
 Address: 2697 E 400 N
 City: St. George
 State: UT Zip: 84

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

Print Name: Monte L. Beach and Maureen Beach
 Address: 1352 Westminster Pl
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Signature Title Company LLC Escrow No.: 44000022-440-NF4
 Address: 1664 US Hwy 395 North, Suite 105
 City, State, Zip: Minden, NV 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED