

DOUGLAS COUNTY, NV  
RPTT:\$2000.70 Rec:\$40.00  
\$2,040.70 Pgs=3

**2020-947736**  
**06/15/2020 03:15 PM**

TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Scott B. Montgomery  
*1399 Cathy Lane*  
*Minden, NV 89423*

MAIL TAX STATEMENTS TO:

Scott B. Montgomery  
*Same as above*

Escrow No. 02002723-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.

(Pursuant to NRS 239b.030)

APN No.: 1420-33-610-045

R.P.T.T. \$0.00

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Charles T. Beaty and Lynn M. Beaty, Co-Trustees of the C & L Beaty Trust dated December 17, 2008

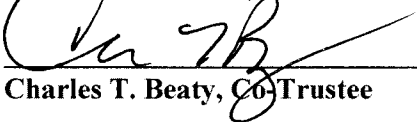
**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Scott B. Montgomery, A married man, as his sole and separate property

**all that real property situated in the County of Douglas, State of Nevada, described as follows:**

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

**Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.**

Charles T. Beaty and Lynn M. Beaty,  
Co-Trustees of the C & L Beaty Trust  
dated December 17, 2008

  
\_\_\_\_\_  
Charles T. Beaty, Co-Trustee

  
\_\_\_\_\_  
Lynn M. Beaty, Co-Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 6/11/2020  
by Charles T. Beaty and Lynn M. Beaty, Co-Trustees of the C & L Beaty Trust dated December 17, 2008

\_\_\_\_\_  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02002723.



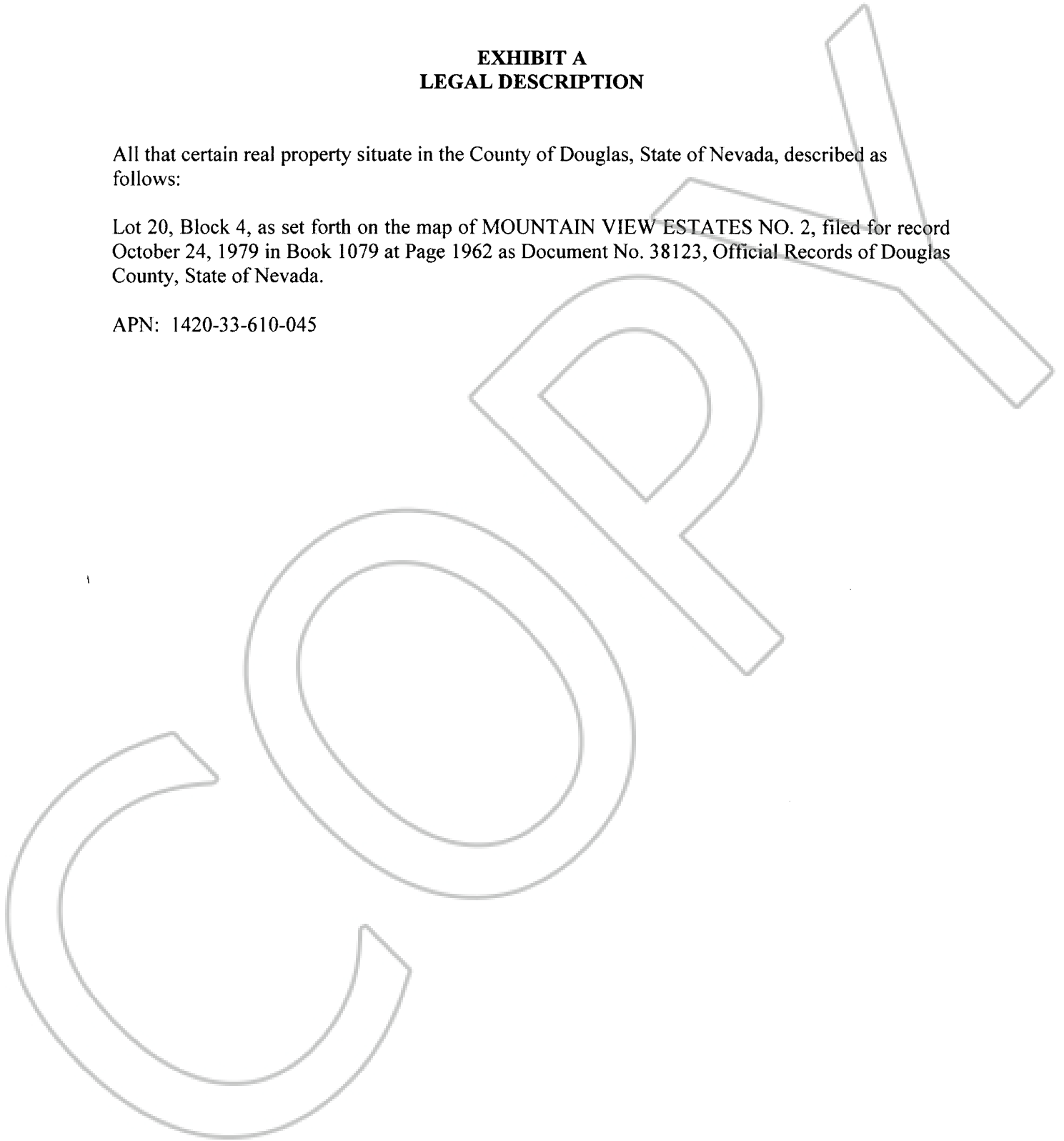
Escrow No. 2002723-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 20, Block 4, as set forth on the map of MOUNTAIN VIEW ESTATES NO. 2, filed for record October 24, 1979 in Book 1079 at Page 1962 as Document No. 38123, Official Records of Douglas County, State of Nevada.

APN: 1420-33-610-045



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1420-33-610-045  
 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: \$ 513,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 513,000.00  
 d. Real Property Transfer Tax Due: \$ 2,000.70

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 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 \_\_\_\_\_ Capacity agut  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Charles T. Beaty and Lynn M. Beaty,  
 Co-Trustees of the C & L Beaty Trust dated  
 December 17, 2008  
 Address: 1385 Cathy Lane  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Scott B. Montgomery  
1399 Cathy Lane  
 Address: \_\_\_\_\_  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticolor of Nevada, Inc. Escrow No.: 02002723-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED