

DOUGLAS COUNTY, NV  
RPTT:\$1170.00 Rec:\$40.00  
\$1,210.00 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

**2020-949686**

**07/24/2020 01:25 PM**

APN# : 1420-18-113-066

RPTT: \$1,170.00

**Recording Requested By:**

Western Title Company

**Escrow No.: 116459-AMG**

**When Recorded Mail To:**

**Kyle A. Clements and Tara L.  
Clements**

**868 Amador Circle**

**Carson City, NV 89705**

**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

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**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,

Stephanie M. Moghaddam, an unmarried woman who acquired title as Stephanie M. Moghaddam, a married woman as her sole and separate property

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

Kyle A. Clements and Tara L. Clements, husband and wife as joint tenants with right of survivorship


and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, 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 244 in Block D as shown on the plat of SILVERADO HEIGHTS NO. 2, filed for record in the office of the County Recorder of Douglas County, Nevada, on May 20, 1979 in Book 579, Page 1486 as Document No. 33717.

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

Dated: 07/1/2020

  
Stephanie M. Moghaddam

STATE OF Nevada


COUNTY OF Carson City

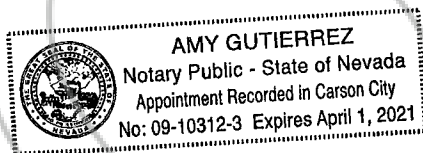
} ss

This instrument was acknowledged before me on

7/15/2020

By Stephanie M. Moghaddam.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1420-18-113-066

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: \$300,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( )  
 Transfer Tax Value: \$300,000.00  
 Real Property Transfer Tax Due: \$1,170.00

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 \_\_\_\_\_ Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

**Print Name:** Stephanie M. Moghaddam  
**Address:** 3567 Opalite Ct.  
**City:** Carson City  
**State:** NV                      **Zip:** 89705

**Print Name:** Kyle A. Clements and Tara L. Clements  
**Address:** 868 Amador Circle  
**City:** Carson City  
**State:** NV                      **Zip:** 89705

**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. #:** 116459-AMG

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