

APN: 1319-18-211-002
R.P.T.T.: \$1,801.80
Escrow No.: 20005643-DR
When Recorded Return To:
Sheryl S. McDonald
12250 Parrigin Rd.
Helokes, TX 78023

Mail Tax Statements to:
Sheryl S. McDonald
12250 Parrigin Rd.
Helokes, TX 78023

DOUGLAS COUNTY, NV
RPTT:\$1801.80 Rec:\$40.00
\$1,841.80 Pgs=2
2020-950058
07/31/2020 09:17 AM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James Campbell Beattie, Successor Trustee of the James & Pamela Beattie - 1996 Trust, dated April 3, 1996, as amended

do(es) hereby Grant, Bargain, Sell and Convey to

Sheryl S. McDonald, an unmarried woman and Jonathan Mark Taylor, a single man, as joint tenants with right of survivorship

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

Lot 2, of Kingsbury Acres Unit 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on September 17th, 1963, as Document No. 23447.

Assessors Parcel No.: 1319-18-211-002

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

Dated this 28th day of JULY, 2020.

James Campbell Beattie, Successor Trustee of the James & Pamela Beattie - 1996 Trust, dated April 3, 1996, as amended

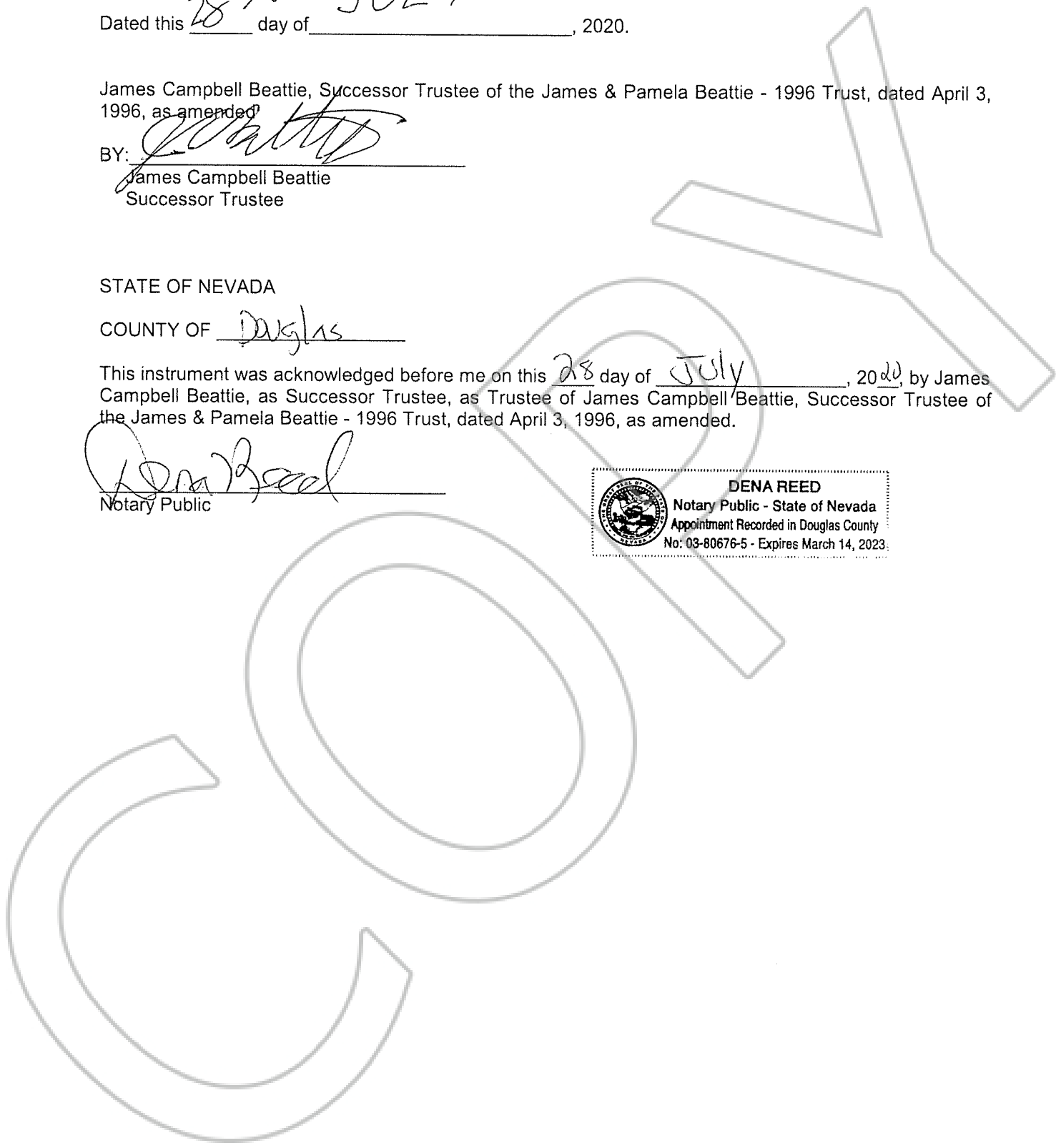
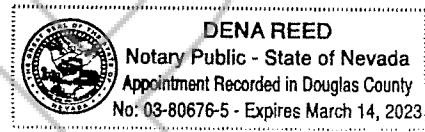
BY: [Signature]
James Campbell Beattie
Successor Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 28 day of July, 2020, by James Campbell Beattie, as Successor Trustee, as Trustee of James Campbell Beattie, Successor Trustee of the James & Pamela Beattie - 1996 Trust, dated April 3, 1996, as amended.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-18-211-002
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$462,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$462,000.00
 d. Real Property Transfer Tax Due: \$1,801.80

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

James Campbell Beattie, Successor
 Trustee of the James & Pamela Beattie -
 1996 Trust, dated April 3, 1996, as
 amended
 Print Name: amended
 Address: PO Box 5280
 City: Stateline
 State: NV Zip: 89449

Sheryl S. McDonald and Jonathan
 Mark Taylor
 Print Name: Mark Taylor
 Address: 12250 Parrigin Rd.
 City: Helokes
 State: Texas Zip: 78023

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20005643-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703