

**DOUGLAS COUNTY, NV**      **2020-950490**  
RPTT:\$1599.00 Rec:\$40.00  
\$1,639.00 Pgs=3      **08/07/2020 01:34 PM**  
TICOR TITLE - RENO (LAKESIDE)  
**KAREN ELLISON, RECORDER**

WHEN RECORDED MAIL TO:  
Brian Sweeney  
Patricia Sweeney  
1376 Patricia Drive  
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

Escrow No. 2004765-SL

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.: 1220-21-810-246  
R.P.T.T. \$1,599.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

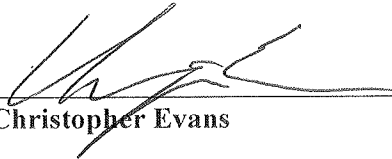
THIS INDENTURE WITNESSETH: That Christopher Evans and Jannell Evans, husband and wife

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Brian Sweeney and Patricia Sweeney, husband and wife as joint tenants with right of survivorship

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 anyway appertaining.

Signature and notary acknowledgement on page two.

  
\_\_\_\_\_  
Christopher Evans

  
\_\_\_\_\_  
Jannell Evans

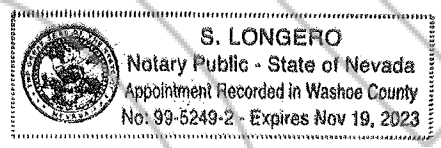
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 8/4/2020  
by Christopher Evans and Jannell Evans

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

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02004765.



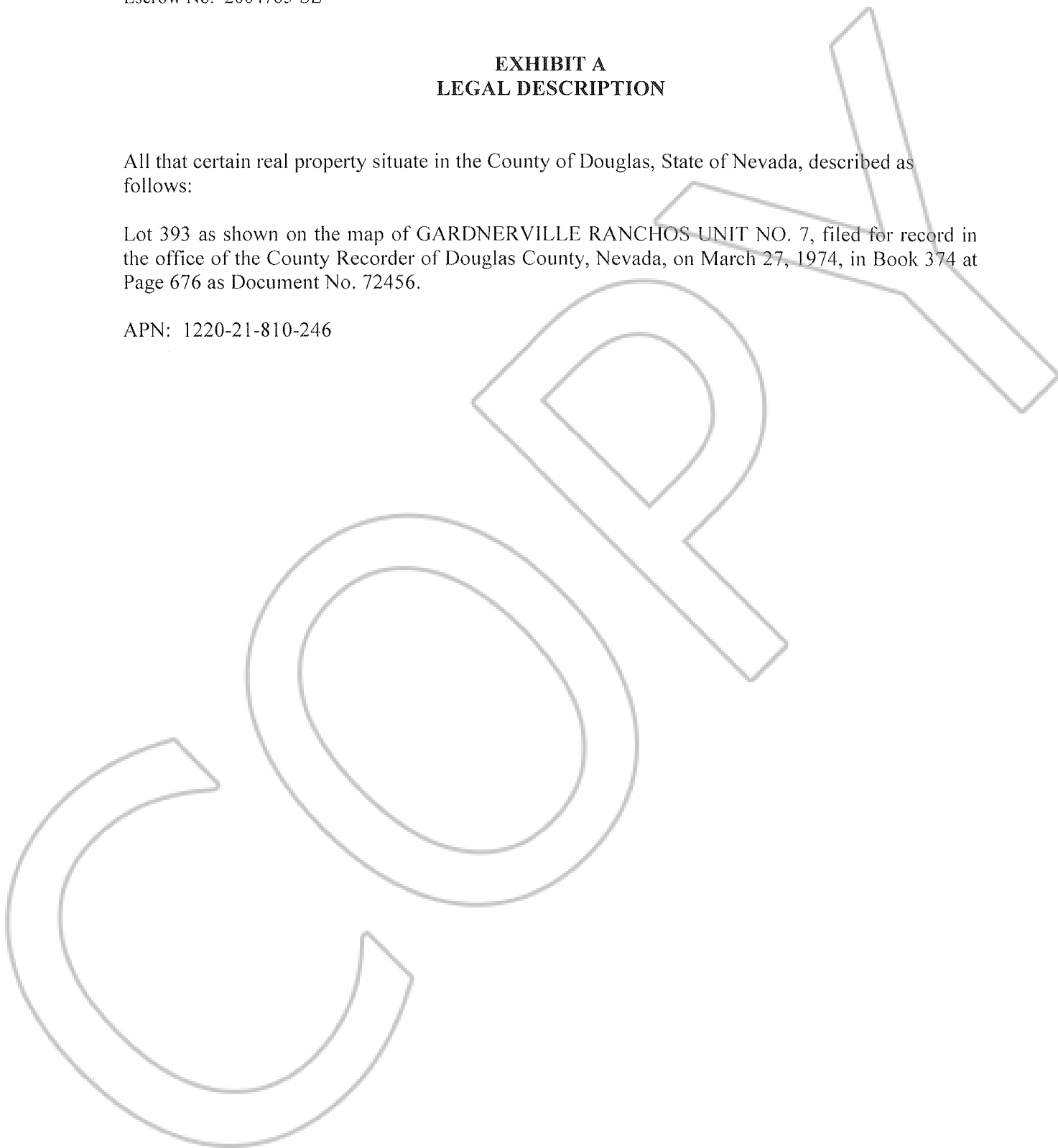
Escrow No. 2004765-SL

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 393 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374 at Page 676 as Document No. 72456.

APN: 1220-21-810-246



**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1220-21-810-246
- 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. Total Value/Sales Price of Property:**

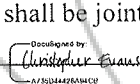
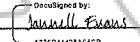
\$410,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value \$410,000.00  
 Real Property Transfer Tax Due: \$ 1,599.00

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_%**

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 Grantor  
 Signature  Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Christopher Evans</u>	Print Name: <u>Brian Sweeney</u>
Address: <u>1376 Patricia Dr</u> <u>Gardnerville, NV 89460</u>	Address: <u>1376 Patricia Dr</u> <u>Gardnerville NV 89460</u>
City, State, Zip	City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2004765-SL  
 Address: 3655 Lakeside Drive  
 City, State, Zip: Reno, NV 89509