DOUGLAS COUNTY, NV

KAREN ELLISON, RECORDER

2020-951857

RPTT:\$2457.00 Rec:\$40.00 \$2,497.00 Pgs=3

09/02/2020 01:05 PM

SIGNATURE TITLE - ZEPHYR COVE

APN: 1320-31-513-009

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

MAIL RECORDABLE DOCS AND Tax Statements to: Megan Phillips 1632 Belarra Dr Minden, NV 89423

ESCROW NO: 44000080-NF4

RPTT \$2,457.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITHESSETH: That Theodore Rich, an unmarried man

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

Megan Phillips, an unmarried woman

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

Theodore Rich STATE OF NEVADA **}** ss: COUNTY OF DOUGLAS 09/01/2020 This instrument was acknowledged before me on . Matalie Fry **NATALIE FREY** (seal) Notary Public - State of Nevada Notary Public Appointment Recorded in Douglas County No: 17-2786-5 - Expires May 31, 2021

EXHIBIT A

Legal Description

Lot 12, Block B, of Belarra Subdivision Unit No. 3, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 18, 1978, in Book 978, Page 1279, as Instrument No. 25373.

Instrument No. 25373.

APN: 1320-31-513-009



STATE OF NEVADA DECLARATION OF VALUE FORM

a. 1320-31-513-009 b.	 Assessor Parcel Number(s) a. 1320-31-513-009 		\wedge
C. d. 2. Type of Property: a. Vacant Land D. Single Fam. Res. Book Page Date of Recording: Notes:			()
C. C. C. C. Condo/Twnhse C. C. Condo/Twnhse C. C	b .	O SALILLIA MARIA LA M	***************************************
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e.	c. Condo/Twnhse		. C. MEGGIDENG OF HOUSE GOE ONE
i. Other 3. a. Total Value/Sales Price of Property: b. Deed in Lieu of Foreclosure Only (value of property) c. Transfer Tax Value d. Real Property Transfer Tax Due: 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 ointly and severally liable for any additional amount owed. Signature SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Theodore Rich Address: 1632 Belarra Dr City: Minden State: NV Zip: 89423 COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer) Print Name: Signature Title Company LLC Escrow No.: 44000080-440-NF4 Address: 1664 US Hwy 395 North, Suite 105 City, State, Zip: Minden, NV 89423	e. 🗀 Apt. Bldg	f. Comm'l/Ind	No. of the control of
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