

DOUGLAS COUNTY, NV **2020-951857**
RPTT:\$2457.00 Rec:\$40.00
\$2,497.00 Pgs=3 09/02/2020 01:05 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

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 WITNESSETH: 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

Theodore Rich

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 09/01/2020.

by THEODORE RICH.

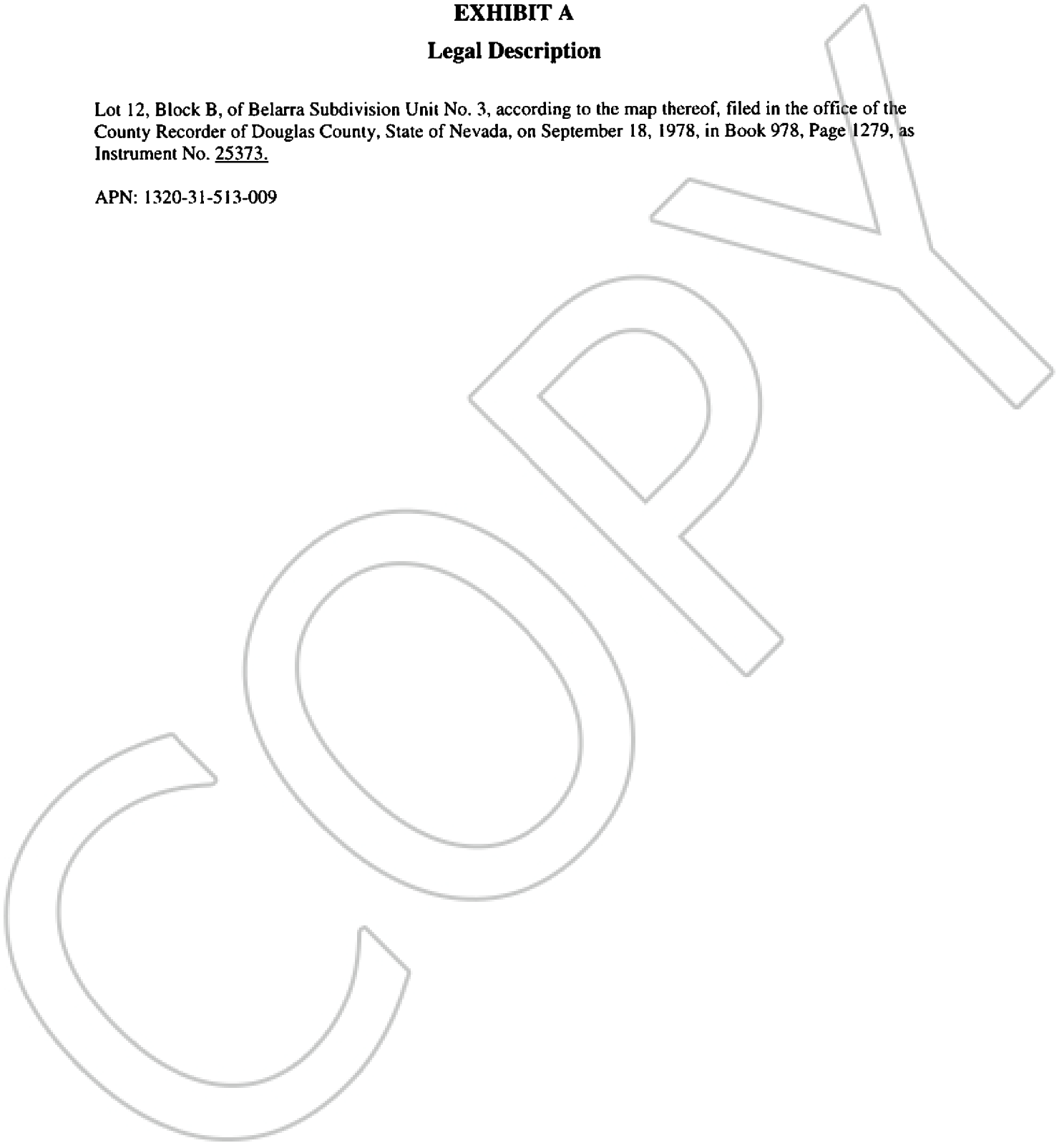
Natalie Frey (seal)
Notary Public



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.

APN: 1320-31-513-009



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-31-513-009
 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: \$ 630,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 630,000.00
 d. Real Property Transfer Tax Due: \$ 2,457.00

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 [Signature] Capacity Escroweer
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Theodore Rich
 Address: 1632 Belarra Dr
 City: Minden
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Megan Phillips
 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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED