

DOUGLAS COUNTY, NV
RPTT:\$2184.00 Rec:\$40.00
\$2,224.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2020-952303

09/10/2020 12:44 PM

APN# : 1320-30-612-012

RPTT: \$2,184.00

Recording Requested By:

Western Title Company

Escrow No.: 117796-WLD

When Recorded Mail To:

Thomas A. Davis and Tammy J.
Davis

990 Bella Rosa Drive
Minden, NV 89423

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 _____

Wendy Dunbar

Escrow Officer

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,

Judith Ann Lundin, surviving trustee of the Lundin Family Trust, dated November 10, 2005 (who erroneously acquired title as Judith A. Lundin, surviving trustee of the Lundin Family Trust, dated November 10, 2005)

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

Thomas A. Davis and Tammy J. Davis, 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 Minden, 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 45, in Block G, as set forth on the Final Map PD 02-04 for LA COSTA AT MONTE VISTA PHASE 1, according to the map filed in the office of the Douglas County Recorder, State of Nevada, on April 25, 2005, in Book 0405, at Page 9815, as Document No. 642625, Official Records.

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

Dated: 09/04/2020


The Lundin Family Trust

Judith Ann Lundin
Judith Ann Lundin, Surviving Trustee

STATE OF Nevada }
COUNTY OF Douglas } ss
This instrument was acknowledged before me on
9.9.2020

By Judith Ann Lundin.

[Signature]
Notary Public

 **WENDY DUNBAR**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 02-79065-5 - Expires Dec. 16, 2022

**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**
a) 1320-30-612-012

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:**
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$560,000.00
 Real Property Transfer Tax Due: \$2,184.00

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 disallowance of any claimed exception, 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: Escrow Agent

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Judith Ann Lundin, surviving trustee of the Lundin Family Trust, dated November 10, 2005

Address: 3400 S Ironwood Dr Lot 48
 City: Apache Junction
 State: AZ Zip: 85120

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Thomas A. Davis and Tammy J. Davis

Address: 990 Bella Rosa Drive
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 117796-WLD
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)