

APN# : 1318-23-217-003

RPTT: \$2,944.50

DOUGLAS COUNTY, NV
RPTT:\$2944.50 Rec:\$40.00
\$2,984.50 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2020-953327

09/25/2020 10:56 AM

Recording Requested By:

Western Title Company

Escrow No.: 119073-WLD

When Recorded Mail To:

Sina Marie Beaghley and Matthew

William Beaghley

1994 Titus St.

San Diego, CA 92110

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,

Stephen J. Barinka Jr., an unmarried man as his sole and separate property

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

Sina Marie Beaghley and Matthew William Beaghley, wife and husband 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 Zephyr Cove, 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 7-A of LAKE VILLAGE UNIT NO. 2-B ,as shown on official map recorded in the office of the County Recorder of Douglas County, State of Nevada on December 28, 1971, in Book 95, Page 75, as File No. 56076.

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

Dated: 09/21/2020




Stephen J. Barinka Jr.

STATE OF CALIFORNIA

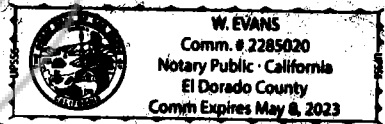
COUNTY OF EL DORADO

} ss

This instrument was acknowledged before me on
September 23, 2020 By Stephen J. Barinka Jr..



Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**
a) 1318-23-217-003

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: _____
 Real Property Transfer Tax Due: _____

\$755,000.00

 \$755,000.00

 \$2,944.50

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 SELLER
 Signature: _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)
 Print Name: Stephen J. Barinka Jr.
 Address: P.O. Box 247
 City: Shingle Springs
 State: CA Zip: 95682

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Sina Marie Beaghley and Matthew William Beaghley
 Address: 1994 Titus St.
 City: San Diego
 State: CA Zip: 92110

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 119073-WLD
 Address: Douglas Office
 1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)