

DOUGLAS COUNTY, NV **2020-954668**
RPTT:\$1657.50 Rec:\$40.00
\$1,697.50 Pgs=3 10/16/2020 02:13 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1420-27-810-005
File No: 143-2601623 (mk)
R.P.T.T.: \$1,657.50

When Recorded Mail To: Mail Tax Statements To:
Darrin P Murray
1757 Oakwood Drive
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James R. Courshon, Jr. and Hosannah K. Courshon, husband and wife as joint tenants with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Darrin P Murray and Patricia A. Valdespino, husband and wife as joint tenants

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

LOT 5 IN BLOCK 1 AS SHOWN ON THE MAP OF PARADISE VIEW SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON FEBRUARY 13, 1961, AS DOCUMENT NO. 17230.

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

James R. Courshon Jr.
James R. Courshon Jr.

Hosannah K. Courshon
Hosannah K. Courshon

STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on _____ by
James R. Courshon, Jr. and Hosannah K. Courshon.

See Attached CA Cert
Notary Public
(My commission expires: _____)

See attached

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2601623.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California
County of Placer

On Oct 12, 2020 before me, Angela Nicole Jones, Notary Public
(insert name and title of the officer)

personally appeared James R. Courshon Jr & Hosannah K. Courshon,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-27-810-005
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$425,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$425,000.00
 d) Real Property Transfer Tax Due \$1,657.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]

Signature: _____

Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

James R. Courshon, Jr. and
 Print Name: Hosannah K. Courshon
 Address: 2223 Thurton Drive
 City: Roseville
 State: CA Zip: 95747

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Darrin P Murray and
 Print Name: Patricia A. Valdespino
 Address: 2829 Fuller Avenue
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
 Print Name: Company File Number: 143-2601623 mk/ mk
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)