

A.P.N.: 1319-18-310-031
File No: 143-2600921 (mk)
R.P.T.T.: \$2,661.75

DOUGLAS COUNTY, NV
RPTT:\$2661.75 Rec:\$40.00
\$2,701.75 Pgs=2 2020-955066
10/23/2020 08:53 AM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Shayla Hope
115 Carol Circle
Stateline, NV 89449

GRANT, BARGAIN and SALE DEED

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

Urson W. Smith an unmarried man and Lynn C. Mcclery, an unmarried woman together
as joint tenants

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

Shayla Hope and Gregory Almazan, wife and husband as joint tenants

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

**LOT 59, AS SHOWN ON THE MAP OF KINGSBURY VILLAGE, UNIT NO. 1, FILED FOR
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF
NEVADA, ON DECEMBER 27, 1961, IN BOOK 9, PAGE 792, AS DOCUMENT NO. 19281,
AND AS SHOWN ON THE AMENDED MAP THEREOF, FILED ON JULY 10, 1963, IN BOOK
18, PAGE 352, AS DOCUMENT NO. 22952.**

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.

Urson W. Smith
Urson W. Smith

Lynn C. McCleery
Lynn C. McCleery

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

This instrument was acknowledged before me on 10/13/2020 by
Urson W. Smith. and Lynn C. McCleery

K. Shinkevich
Notary Public
(My commission expires: 5/30/2022)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2600921.

 **K. SHINKEVICH**
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 18-2594-3 - Expires May 30, 2022

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-18-310-031
- 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: \$682,500.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$682,500.00
- d) Real Property Transfer Tax Due \$2,661.75

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]
Signature: _____

Capacity: Agent
Capacity: _____

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

Print Name: Urson W. Smith and Lynn C. McCleery
Address: 10459 Oak Point Terrace
City: Gotha
State: FL Zip: 34734

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

Print Name: Shayla Hope and Gregory R. Almazan
Address: 115 Carol Circle
City: Stateline
State: NV Zip: 89449

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

Print Name: First American Title Insurance Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2600921 mk/ ks
State: NV Zip: 89423

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