

DOUGLAS COUNTY, NV
RPTT:\$1267.50 Rec:\$40.00
\$1,307.50 Pgs=3

2020-955288
10/27/2020 01:44 PM

ETRCO
KAREN ELLISON, RECORDER

APN#: 1220-09-810-005

RPTT: \$1,267.50

Recording Requested By:

Western Title Company

Escrow No.: 120163-WLD

When Recorded Mail To:

Barbara S. Buchanan, Sole Trustee

of The Dwight and Barbara

Buchanan Family Trust dated

March 28, 2011

7013 Via Cordura

San Jose, CA 95139

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,

James Vincent Moody and Donna Moody, husband and wife as joint tenants

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

Barbara S. Buchanan, Sole Trustee of The Dwight and Barbara Buchanan Family Trust dated March 28, 2011


and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

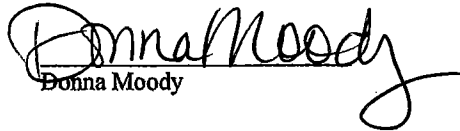
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 242, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965, in Book 31, Page 686, as Document No. 28309, and Amended Title Sheet recorded on June 4, 1965, in Book 31, Page 797, as Document No. 28377.

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

Dated: 10/19/2020


James Vincent Moody


Donna Moody

STATE OF Missouri

COUNTY OF Howell

} ss

This instrument was acknowledged before me on October
21, 2020 By James Vincent Moody and Donna Moody.


Notary Public

STEFAN WADLOW
Notary Public – Notary Seal
STATE OF MISSOURI
Howell County
My Commission Expires Oct. 21, 2023
Commission #19837116

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 1220-09-810-005

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:

\$325,000.00

\$325,000.00

\$1,267.50

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 Escrow agent

Signature: _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: James Vincent Moody and Donna Moody

Address: 3800 Privet Rd. 5346

City: Willow Springs

State: MO Zip: 65793

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Barbara S. Buchanan, Sole Trustee of The Dwight and Barbara Buchanan Family Trust dated March 28, 2011

Address: 7013 Via Cordura

City: San Jose

State: CA Zip: 95139

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC

Esc. #: 120163-WLD

Address: Douglas Office
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410