

APN#: 1320-32-713-008

RPTT: \$1,228.50

DOUGLAS COUNTY, NV  
RPTT:\$1228.50 Rec:\$40.00  
\$1,268.50 Pgs=3 10/28/2020 12:18 PM  
ETRCO  
KAREN ELLISON, RECORDER

Recording Requested By:

Western Title Company

Escrow No.: 120418-WLD

When Recorded Mail To:

Hazel Sizemore

1179 Cottonwood St. #12

Gardnerville, NV 89410

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 2B9B.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,

Eileen Phillips, a single person; Jason Collin and Natalie Collin (also known of record as Jason S. Collin and Natalie E. Collin), a married couple as joint tenants with rights of survivorship

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

Hazel Sizemore, a widow

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:

Unit 8 in Block A, as set forth on the map of Cottonwood Village Subdivision, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 15, 1985, in Book 1185, page 1398, as Document No. 126806, and Amended Plat of Cottonwood Village Subdivision, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 2, 1994, in Book 594, Page 0005, as Document No. 336504.

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

Dated: 10/21/2020

Eileen Phillips  
Eileen Phillips

Jason Collin  
Jason Collin

Natalie Collin  
Natalie Collin

STATE OF Nevada

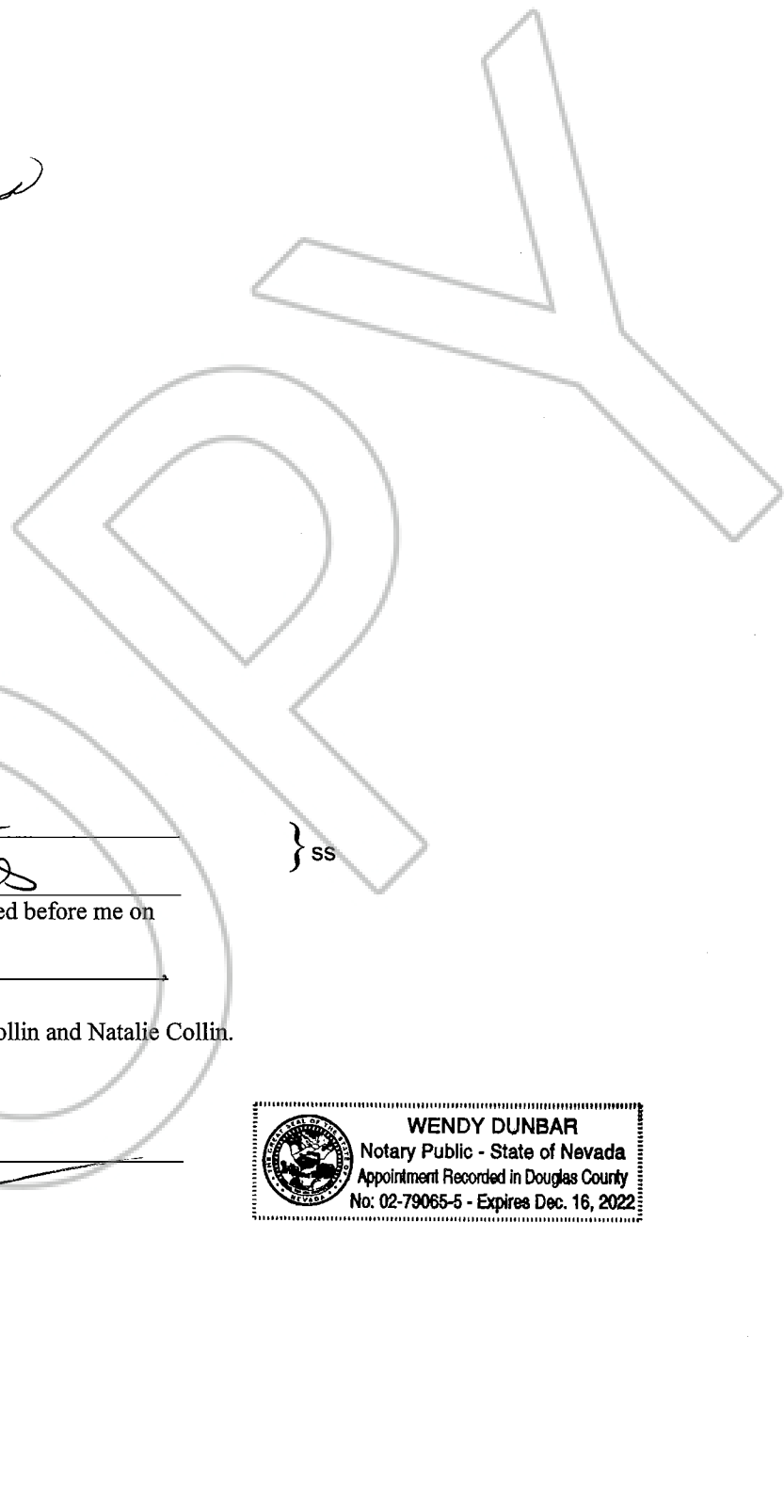
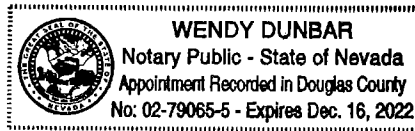
COUNTY OF Douglas

This instrument was acknowledged before me on

10.26.2020

By Eileen Phillips and Jason Collin and Natalie Collin.

Wendy Dunbar  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**  
a) 1320-32-713-008

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
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:

\$315,000.00  
\_\_\_\_\_  
\$315,000.00  
\$1,228.50

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)

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
Print Name: Eileen Phillips, Jason Collin and Natalie Collin  
Address: 2241 Dover Dr.  
City: So. Lake Tahoe  
State: CA Zip: 96150

Print Name: Hazel Sizemore  
Address: 1179 Cottonwood St. #12  
City: Gardnerville  
State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**  
(REQUIRED IF NOT THE SELLER OR BUYER)

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

Esc. #: 120418-WLD