

DOUGLAS COUNTY, NV **2020-957595**
RPTT:\$7117.50 Rec:\$40.00
\$7,157.50 Pgs=3 12/04/2020 10:42 AM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1319-19-310-028

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
212 ELKS POINT ROAD, SUITE 445, PO
BOX 10297
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Nathan Fox
PO Box 4477
Stateline, NV 89449

ESCROW NO: 11001176-JML

RPTT ~~7117.50~~ ^{7117.50}

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Linda Nealon, a single woman**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell, and Convey to:

Nathan Fox, a single man

all that real property situated in the unincorporated area of Stateline, County of Douglas, State of Nevada,
described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.

Linda Nealon

Linda Nealon

STATE OF NEVADA
COUNTY OF CLARK

} SS:

This instrument was acknowledged before me on the 4th day of December, 2020.

by Linda Nealon

Completed via Remote Online Notarization using 2way Audio/Video technology.

Joy Macias

Notary Public

(seal)

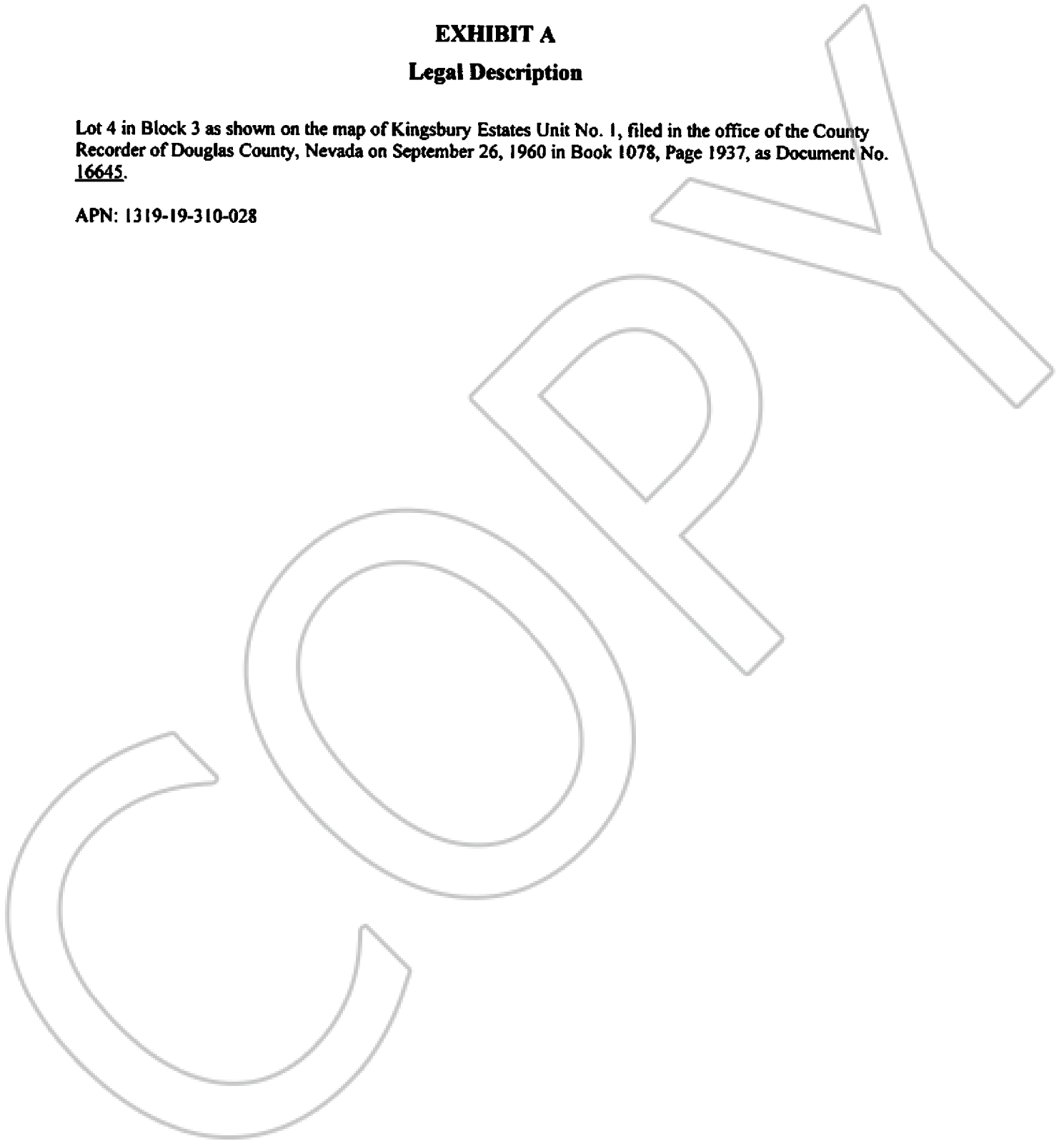


Joy Macias
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3441-1
Expires August 29, 2021

EXHIBIT A
Legal Description

Lot 4 in Block 3 as shown on the map of Kingsbury Estates Unit No. 1, filed in the office of the County Recorder of Douglas County, Nevada on September 26, 1960 in Book 1078, Page 1937, as Document No. 16645.

APN: 1319-19-310-028



NvGrassd

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
- a. 1319-19-310-028
 - 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'/Ind'l
 - g. Agricultural
 - h. Mobile Home
 - i. Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 1,825,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 1,825,000.00
- d. Real Property Transfer Tax Due: \$ 7,117.50

4. **If Exemption Claimed**
- a. Transfer Tax Exemption, per NRS 375.090, Section _____
 - b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 _____ Capacity Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Linda Nealon

Address: PO. Box 6444

City: Stakline

State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Nathan Fox

Address: P.O. Box 4477

City: Stakline

State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Signature Title Company LLC Escrow No.: 11001176-110-JML

Address: 212 Elks Point Road, Suite 445, PO Box 10297

City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED