

DOUGLAS COUNTY, NV **2021-959586**  
RPTT:\$2554.50 Rec:\$40.00  
\$2,594.50 Pgs=3 **01/08/2021 09:23 AM**  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1319-30-516-043  
File No: 143-2609632 (mk)  
R.P.T.T.: \$2,554.50

When Recorded Mail To: Mail Tax Statements To:  
Cindy Pham  
281 Orion Lane Unit #B  
Stateline, NV 89449

***GRANT, BARGAIN and SALE DEED***

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

Michael P. McFadden and Kseniia McFadden, husband and wife as joint tenants with right of survivorship

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

Cindy Pham, a single person

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

**ALL THAT PORTION OF LOTS 36A AND 36B AND THAT PORTION OF THE COMMON AREA OF TAHOE VILLAGE UNIT NO. 1, AMENDED, FILED FOR RECORD ON DECEMBER 7, 1971 AS DOCUMENT NO. 55769, IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT POINT "A", AS SHOWN ON SAID MAP OF TAHOE VILLAGE UNIT NO. 1, AMENDED; THENCE SOUTH 32°01'39" EAST 416.07 FEET AND SOUTH 85°44'37" EAST 26.65 FEET TO THE TRUE POINT OF BEGINNING; THENCE**

**SOUTH 85°44'37" EAST 25.15 FEET; THENCE**

**SOUTH 04°15'23" WEST 25.20 FEET; THENCE**

**NORTH 85°44'37" WEST 25.15 FEET; THENCE**

**NORTH 04°15'23" EAST 25.20 FEET TO THE TRUE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THE CERTAIN DOCUMENT RECORDED APRIL 20, 2020 IN BOOK N/A, AS DOCUMENT NO. 2020-944900 OF OFFICIAL RECORDS.**

*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.

Date: 12/02/2020

COPY

Michael P. McFadden  
Michael P McFadden

Kseniia McFadden  
Kseniia McFadden

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

This instrument was acknowledged before me on 12-23-2020  
by  
**Michael P McFadden and Kseniia McFadden.**

Mary Kelsh  
Notary Public  
(My commission expires: 11-6-22 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 12/02/2020 under Escrow No. 143-2609632

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
a) 1319-30-516-043  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$655,000.00  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$655,000.00  
d) Real Property Transfer Tax Due \$2,554.50
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: Agent  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
Michael P McFadden and Kseniia  
Print Name: McFadden  
Address: 1367 Stodick Lane  
City: Gardnerville  
State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
Print Name: Cindy Pham  
Address: 281 Orion Lane Unit #B  
City: Stateline  
State: NV Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
First American Title Insurance  
Print Name: Company File Number: 143-2609632 mk/ ks  
Address: 1663 US Highway 395, Suite 101  
City: Minden State: NV Zip: 89423

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