

DOUGLAS COUNTY, NV  
RPTT:\$409.50 Rec:\$40.00  
\$449.50 Pgs=3  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**2021-960605**

**01/26/2021 08:08 AM**

WHEN RECORDED MAIL TO:  
Matthew S. O'Brien  
1682 Hyde Street  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Matthew S. O'Brien  
1682 Hyde Street  
Minden, NV 89423

Escrow No. 2009174-RLT

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1420-33-810-054  
R.P.T.T. \$ 409.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Jim Arnold EnEarl and Lynn Marie EnEarl, husband and wife as community property with right of survivorship

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Matthew S. O'Brien and Nina M O'Brien, Husband and Wife, as joint tenants

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

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

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



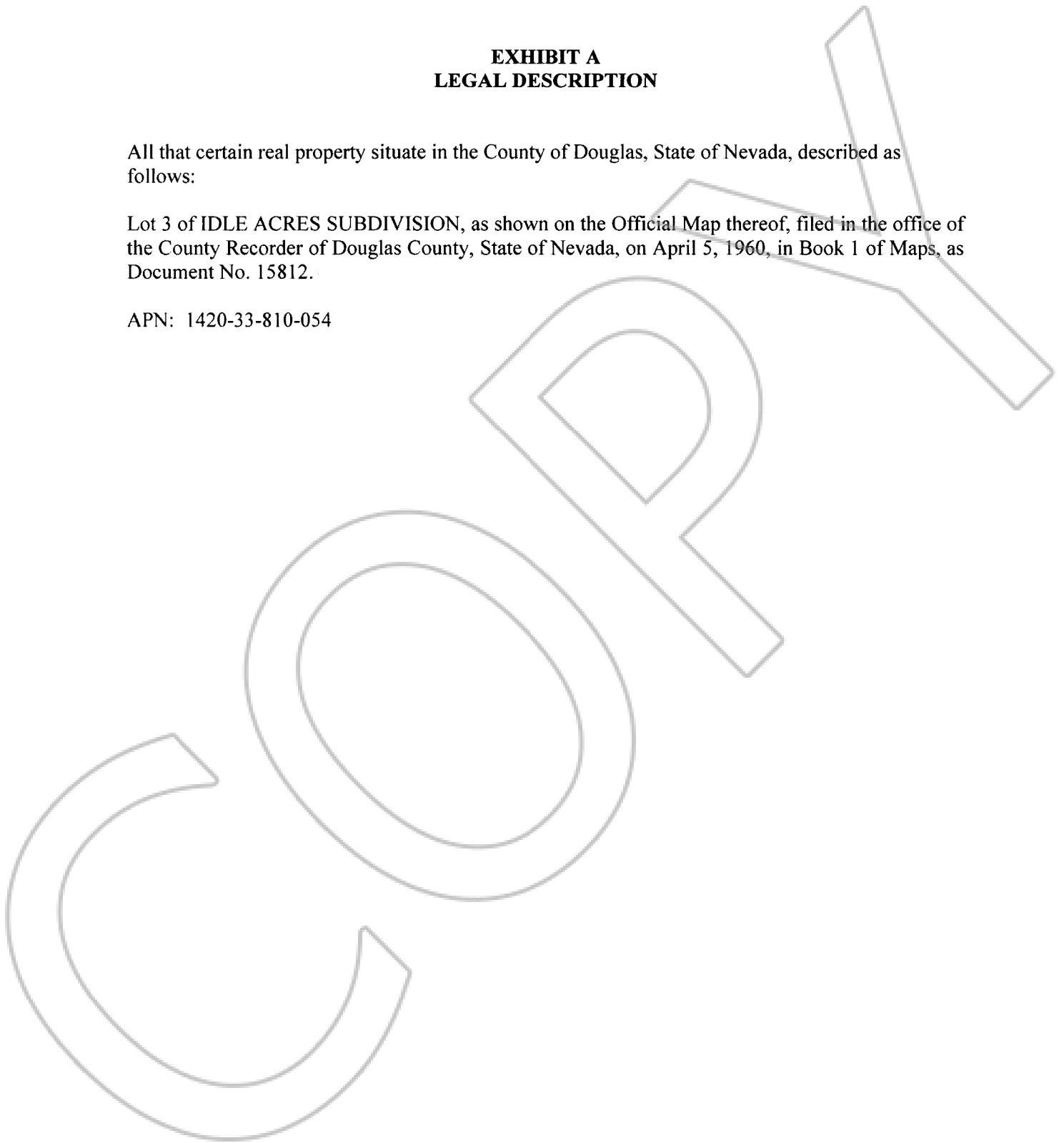
Escrow No. 2009174-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 3 of IDLE ACRES SUBDIVISION, as shown on the Official Map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 5, 1960, in Book 1 of Maps, as Document No. 15812.

APN: 1420-33-810-054



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1420-33-810-054  
 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 ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property:                      \$ 105,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)                      \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 105,000.00  
 d. Real Property Transfer Tax Due:                                      \$ 409.50

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 <u>Jim Arnold EnEarl</u>	Capacity <u>Grantor</u>
Signature <u>Lynn Marie EnEarl</u>	Capacity <u>Grantor</u>

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Jim Arnold EnEarl and Lynn Marie EnEarl  
 Address: 1679 Toni Court  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Matthew S. O'Brien *Anna M. O'Brien*  
 Address: 1682 Hyde Street  
 City: Minden, NV 89423  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02009174-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED