

DOUGLAS COUNTY, NV **2021-964700**
RPTT:\$2445.30 Rec:\$40.00
\$2,485.30 Pgs=3 **04/01/2021 01:58 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1320-30-311-025
R.P.T.T.	\$2,445.30
File No.:	1155259 KDJ
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Devin S. Murphy and Jocilyn Murphy	
860 Mahogany Dr.	
Minden NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Daniel T. Luken and Malinda K. Luken, husband and wife as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Devin S. Murphy and Jocilyn Murphy, husband and wife as joint tenants**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 3/30/21

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

[Signature]
Daniel T. Luken

[Signature]
Malinda K. Luken

State of Nevada)
) ss
County of Carson City)

This instrument was acknowledged before me on the 30th day of March, 2021
By: Daniel T. Luken and Malinda K. Luken

Signature: *[Signature]*
Notary Public
Mark Banning
My Commission Expires: 4-15-2024

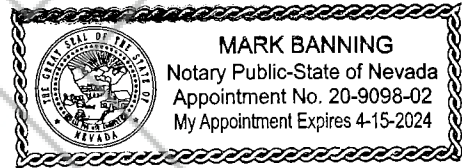
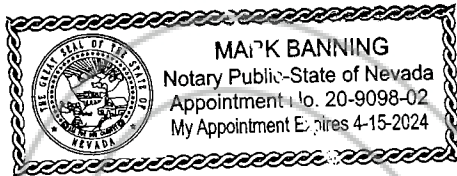
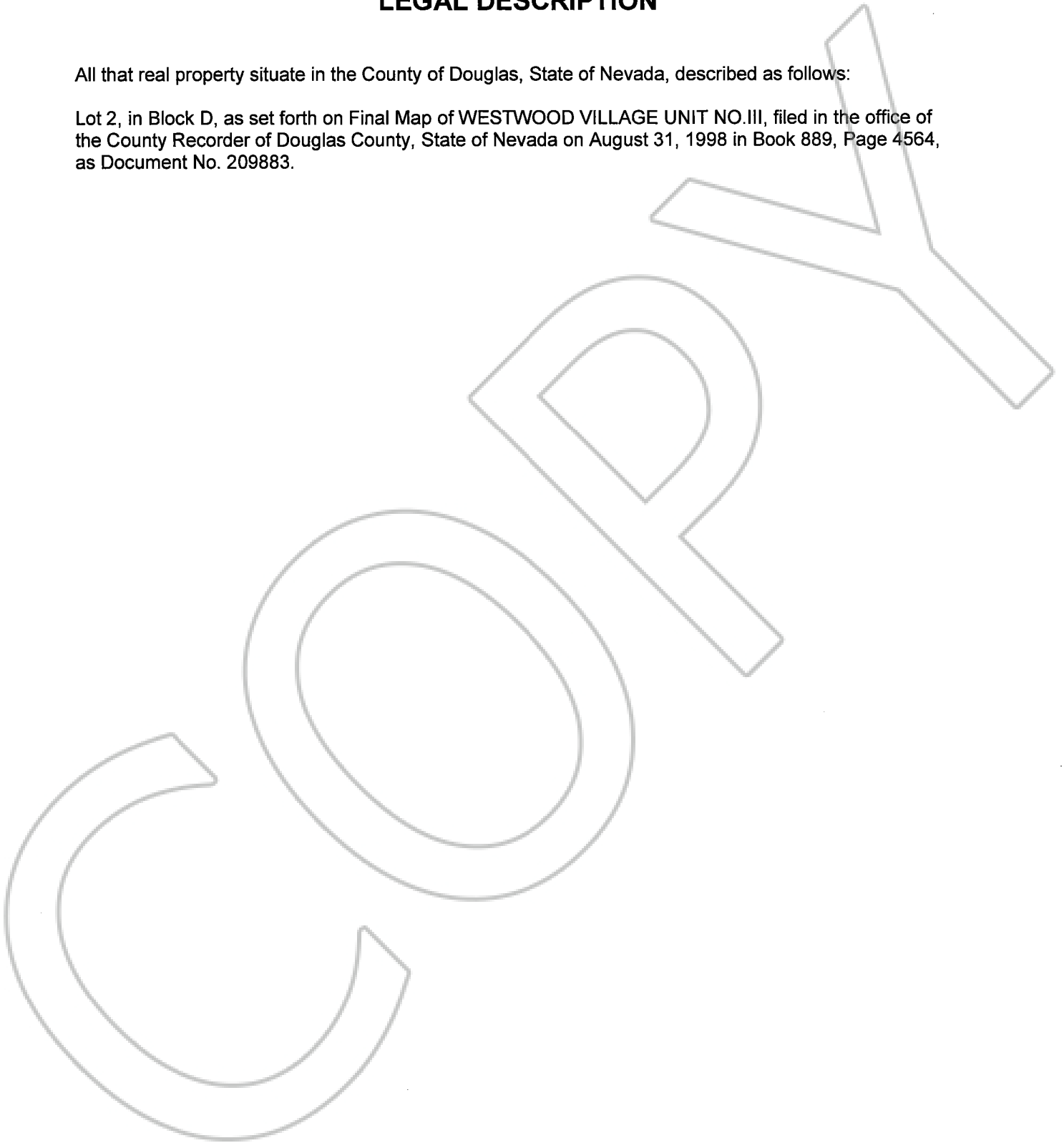


EXHIBIT "A"
LEGAL DESCRIPTION

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

Lot 2, in Block D, as set forth on Final Map of WESTWOOD VILLAGE UNIT NO.III, filed in the office of the County Recorder of Douglas County, State of Nevada on August 31, 1998 in Book 889, Page 4564, as Document No. 209883.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-30-311-025
 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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 627,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 627,000.00
 d. Real Property Transfer Tax Due \$ 2,445.30

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 *[Handwritten Signature]* Capacity _____ Escrow _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Daniel T. Luken and Malinda K. Luken
 Address: 860 Mahogany Drive
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Devin S. Murphy and Jocilyn Murphy
 Address: 860 Mahogany Drive
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1155259 KDJ
 Address: 2310 S. Carson St., Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED