

A.P.N.: 1419-27-610-008
File No: 143-2620532 (mk)
R.P.T.T.: \$1,170.00

When Recorded Mail To: Mail Tax Statements To:
Charles Carter and Janet Lee Eychner
1208 Montevideo Circle
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Nancy Menath Bailey, Trustee of The Nancy M. Bailey Revocable Trust

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

Charles Carter and Janet Lee Eychner, husband and wife as joint tenants with right of survivorship

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

LOT 18 IN BLOCK A, AS SHOWN ON THE FINAL SUBDIVISION MAP, A PLANNED UNIT DEVELOPMENT PD 00-16 FOR MOUNTAIN MEADOW ESTATES PHASE 1, RECORDED ON MARCH 06, 2002, IN THE OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 536360, 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.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Nancy Menath Bailey, Turstee of The Nancy M.
Bailey Revocable Trust

Nancy M. Bailey
Nancy M. Bailey, Trustee

STATE OF **NEVADA**)
) : **SS.**
COUNTY OF)
DOUGLAS)
 Carson City
 SS

This instrument was acknowledged before me on
April 15, 2021 by
Nancy Menath Bailey.

[Signature]
Notary Public
(My commission expires: Sept 29, 2024)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
03/30/2021 under Escrow No. 143-2620532



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1419-27-610-008
- 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 _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$300,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$300,000.00
- d) Real Property Transfer Tax Due \$1,170.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]
Signature: _____

Capacity: [Signature]
Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Nancy Menath Bailey
Address: 572 Chelsea Pl
City: Carson City
State: NV Zip: 89703

Print Name: Charles Carter and Janet Lee Eychner
Address: 1208 Montevideo Circle
City: Minden
State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Print Name: Company
Address 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2620532 mk/ kf
State: NV Zip: 89423

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