

DOUGLAS COUNTY, NV

**2021-966192**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

**04/26/2021 12:22 PM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E05

APN: 1318-15-311-002  
R.P.T.T.: \$0.00  
Escrow No.: 21014293-DR  
When Recorded Return To:  
Christopher McNamara  
P.O. Box 11790  
Zephyr Cove, NV 89448

Mail Tax Statements to:  
Christopher McNamara  
P.O. Box 11790  
Zephyr Cove, NV 89448

SPACE ABOVE FOR RECORDER'S USE

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

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Viktoria Maria McNamara, Spouse of the Grantee**

do(es) hereby Grant, Bargain, Sell and Convey to

**Christopher McNamara, a married man as his sole and separate property**

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

Lot 4, in Block B, of Round Hill Village, Phase 3, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on November 24th, 1965, as Document No. 30185.

Assessors Parcel No.: 1318-15-311-002

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

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 21014293-DR

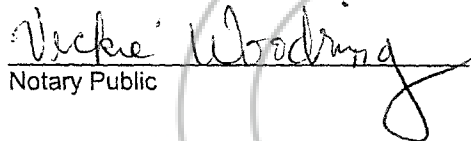
Dated this 23 day of April, 2021.

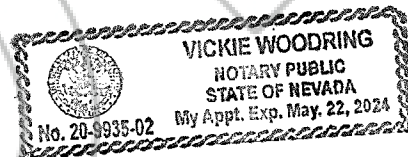
  
Viktoria Maria McNamara

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 23 day of April, 2021 by  
Viktoria Maria McNamara

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-15-311-002  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.          f)  Comm'l/Ind'l  
 g)  Agricultural       h)  Mobile Home  
 Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$ \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due: \$0 \_\_\_\_\_

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: 5  
 b. Explain Reason for Exemption: 1st degree consanguinity or affinity - spouses  
 5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: *Viktoria Maria McNamara* Capacity: Grantor  
 Signature: *Christopher McNamara* Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Viktoria Maria McNamara, Spouse of the Grantee  
 Address: P.O. Box 11790  
 City: Zephyr Cove  
 State: NV Zip: 89448

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Christopher McNamara, a married man as his sole and separate property  
 Address: P.O. Box 11790  
 City: Zephyr Cove  
 State: NV Zip: 89448

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: First Centennial Title Company of Nevada Esc. #: 21014293-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703