

DOUGLAS COUNTY, NV

**2021-966324**

RPTT:\$214.50 Rec:\$40.00

\$254.50 Pgs=3

**04/27/2021 03:42 PM**

ETRCO

KAREN ELLISON, RECORDER

APN# : 1022-16-001-069

RPTT: \$214.50

**Recording Requested By:**

Western Title Company

**Escrow No.: 124919-AMG**

**When Recorded Mail To:**

**Joshua Lundquist, Kimberly A.**

**Miller-Lundquist AND Phyllis**

**Cervantes**

**757 Linda Dr Apt A**

**Gardnerville, NV 89460**

**Mail Tax Statements to: (deeds only)**

**Same as Above**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature \_\_\_\_\_

**Amy Gutierrez**

**Escrow Officer**

\_\_\_\_\_  
**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

CMH Homes Inc., a Tennessee Corporation

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Joshua Lundquist and Kimberly A. Miller-Lundquist, husband and wife and Phyllis Cervantes, an unmarried woman all as joint tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Wellington, County of Douglas State of Nevada bounded and described as follows:

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

Lot 23, in Block E, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 04/05/2021

CMH Homes Inc., a Tennessee Corporation

By *Danny Warrick*  
Its: *President*

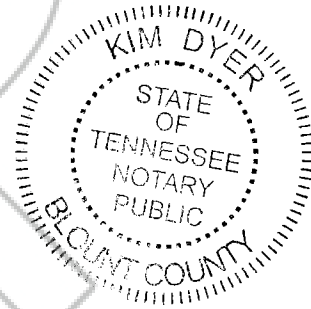
STATE OF *TN* } ss

COUNTY OF *Blount*  
This instrument was acknowledged before me on

*April 16<sup>th</sup>, 2021*

By *Danny Warrick*  
as *President* of CMH  
Homes Inc., a Tennessee Corporation.

*Kim Dyer*  
Notary Public *9-23-24*



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1022-16-001-069

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 ONLY**  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$55,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$55,000.00  
 Real Property Transfer Tax Due: \$214.50

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 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 A Claypool Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: CMH Homes Inc., a Tennessee Corporation  
 Address: 5000 Clayton Road  
 City: Maryville  
 State: TN Zip: 37804

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Joshua Lundquist, Kimberly A. Miller-Lundquist and Phyllis Cervantes  
 Address: 757 Linda Dr Apt A  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Carson Office  
2310 S. Carson St, Suite 5A  
 City/State/Zip: Carson City, NV 89701

Esc. #: 124919-AMG