

DOUGLAS COUNTY, NV
RPTT:\$1696.50 Rec:\$40.00
\$1,736.50 Pgs=3

2021-966719
04/30/2021 03:41 PM

SIGNATURE TITLE - RENO
KAREN ELLISON, RECORDER

A.P.N.: 1320-32-712-015

RECORDING REQUESTED BY:
Signature Title Company LLC
5365 Reno Corporate Drive Suite 100
Reno, NV 89511

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Donna L McGaha
1521 Mill Creek Way
Gardnerville, NV 89410-5128

Escrow No.: 510352-DP

RPTT \$1,696.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Michael Walter and Ariane Walter, Trustees of The Walter Living Trust dated May 8, 2002

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell, and Convey to:

Donna L McGaha, An Unmarried Woman

all that real property in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:
see attached exhibit a

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

The Walter Living Trust dated May 8, 2002

Michael Walter
By: Michael Walter, Trustee

Ariane Walter
By: Ariane Walter, Trustee

STATE OF NEVADA
COUNTY OF Douglas

} ss:

This instrument was acknowledged before me on 28th April, 2021

by Michael Walter and Ariane Walter

J. Marie Wilson (seal)
Notary Public

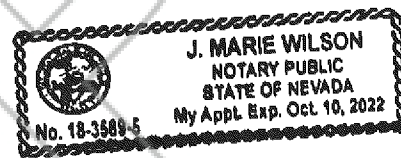
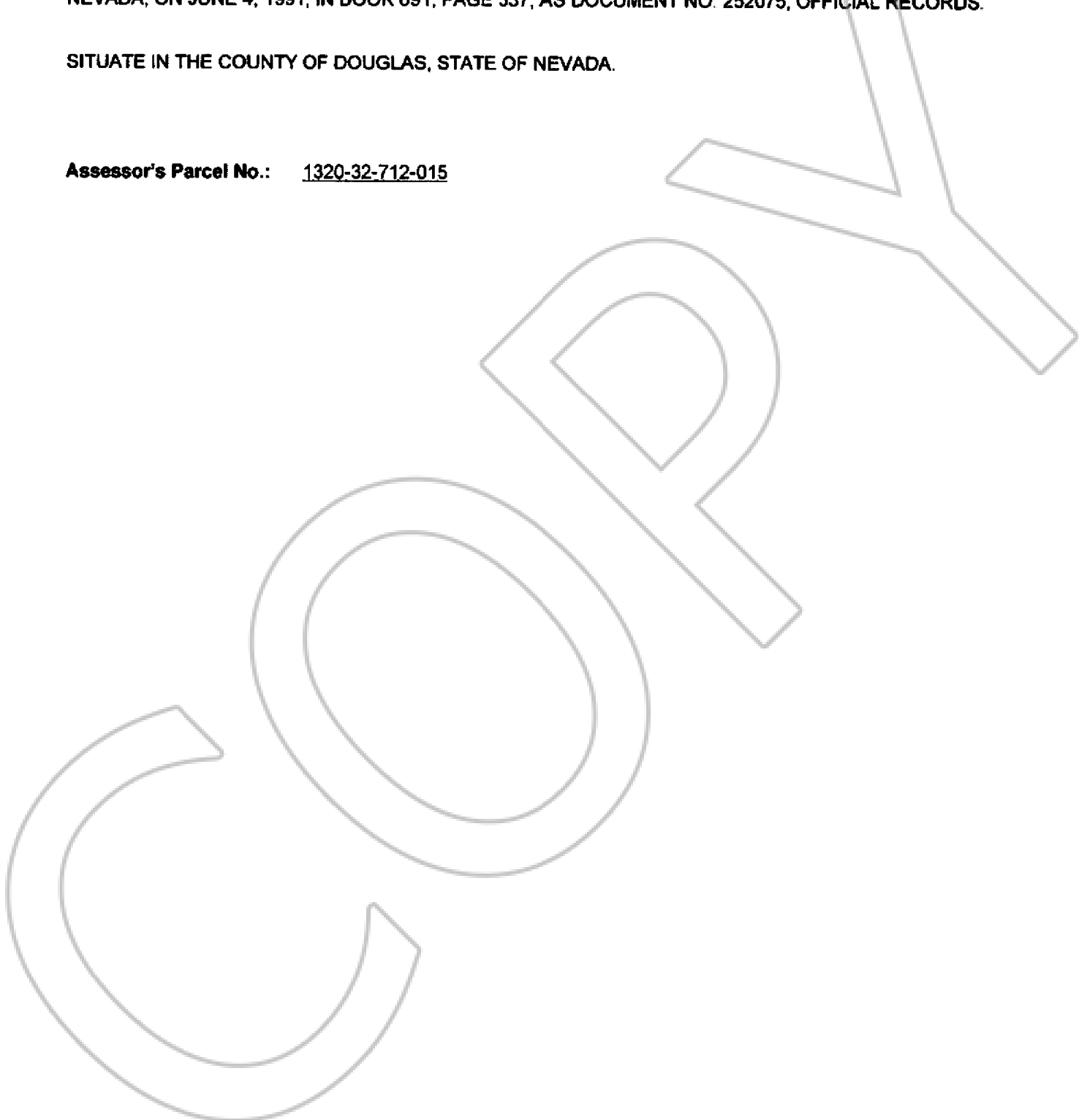


EXHIBIT "A"

LOT 15 OF MILL CREEK ESTATES, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE MAP THEREOF, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 4, 1991, IN BOOK 691, PAGE 337, AS DOCUMENT NO. 252075, OFFICIAL RECORDS.

SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA.

Assessor's Parcel No.: 1320-32-712-015



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1320-32-712-015
- 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
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	<u>\$435,000.00</u>
Transfer Tax Value	<u>(\$0.00)</u>
Real Property Transfer Tax Due:	<u>\$435,000.00</u>
	<u>\$1,696.50</u>

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 _____
Signature [Signature] Richard A Sumner II AGENT

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: The Walter Living Trust dated May 8, 2002

Print Name: Donna L McGaha

Address: P.O. Box 2322
Gardnerville, NV 89410

Address: 1521 Mill Creek Way
Gardnerville, NV 89410

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

Print Name: Signature Title Company LLC Escrow #: 510352-DP
Address: 5365 Reno Corporate Drive Suite 100, Reno, NV 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED