

APN: 122004515010

Recording Requested By:

Name: ACME Title and Escrow Services

Escrow #: 00002521-101-LTE

Title #: 22002864-LT

Address: 522 Lander St., Suite 100
Reno, NV 89509

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:**

Mark Harris
Jodi Harris
1364 Toiyabe Avenue
Gardnerville, NV 89410

(For Recorder's use only)

GRANT, BARGAIN & SALE DEED

(Title of Document)

**This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fees apply)**

This cover page must be typed or printed.

APN: 122004515010
ESCROW NO: 00002521-101-LTE
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:
Mark Harris
Jodi Harris
1364 Toiyabe Avenue
Gardnerville, NV 89410

RPTT \$1404.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Troy Everett Phillips and Megan Marie Phillips, Trustees of The Phillips Family Trust, dated December 15th, 2015

In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Mark Harris and Jodi Harris, husband and wife as joint tenants with right of survivorship

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

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

Witness his/hers/theirs hand(s) this 25th day of May 2021

The Phillips Family Trust, dated December
15th, 2015



Troy Everett Phillips, as Trustee



Megan Marie Phillips, as Trustee

NOTARY ACKNOWLEDGEMENT(S) TO GRANT, BARGAIN, SALE DEED

State of NEVADA)
County of Douglas) SS:

This instrument was acknowledged before me May 25, 2021

by Troy Everett Phillips and Megan Marie Phillips

(Seal)

My commission expires: 04-10-2024

Deidre A Chaney
Signature of Notarial Officer

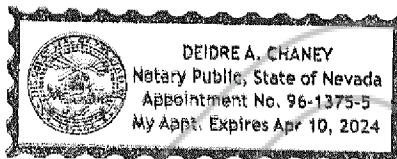


EXHIBIT "A"

**LOT 49 OF CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 3, ACCORDING TO THE MAP THEREOF,
FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON
SEPTEMBER 15, 1971, IN BOOK 91, PAGE 235, AS DOCUMENT NO. 54454.**

SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA.

Assessor's Parcel No.: 1220-04-515-010

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 122004515010
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 360,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 360,000.00
 d. Real Property Transfer Tax Due: \$ 1404.00

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 Troy Everett Phillips Capacity Grantor
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Troy Everett Phillips and Megan Marie Phillips, Trustees of The Phillips Family Trust, dated December 15th, 2015
 Address: 1632 Bellarra Drive
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Mark Harris and Jodi Harris
 Address: 1364 Toiyabe Avenue
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: ACME Title and Escrow Services Escrow No.: 00002521-101-LTE
 Address: 522 Lander St., Suite 100
 City, State, Zip: Reno, NV 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED