

A.P.N.: 1220-21-710-135
File No: 143-2630301 (mk)
R.P.T.T.: \$1,599.00

When Recorded Mail To: Mail Tax Statements To:
Nathan Christopher Filburn
649 Leonard Court
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Jo K. Lamarch, successor trustee , or their successors in trust, under the Lamarch Living Trust, dated Fevruary 11, 2015

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

Nathan Christopher Filburn, a single man and Elouise Mary Walsh, a single woman as joint tenants

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

LOT 474, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 27, 1974, IN BOOK 374, PAGE 676 AS FILE NO. 72456.

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.

Jo K. Lamarch, successor trustee , or their
successors in trust, under the Lamarch Living
Trust, dated February 11, 2015

Jo K. Lamarch, Successor Trustee
Jo K. Lamarch, Successor Trustee

STATE OF Idaho)
COUNTY OF Ada) ss.

This instrument was acknowledged before me on August 4, 2021 by
Jo K. Lamarch, successor trustee .

Nancy Horton
Notary Public
(My commission expires: 12/19/24)

NANCY HORTON
Notary Public - State of Idaho
Commission Number 20182472
My Commission Expires 12-19-2024

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2630301.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-21-710-135
- 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: \$410,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$410,000.00
- d) Real Property Transfer Tax Due \$1,599.00

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: Asent
Capacity: _____

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

Jo K. Lamarch, successor trustee,
or their successors in trust, under
Print Name: the Lamar
Address: 1119 S. Threave Ave
City: Kuna
State: ID Zip: 83634

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

Nathan Christopher Filburn
and Elouise Mary Walsh
Print Name: _____
Address: 649 Leonard Court
City: Gardnerville
State: NV Zip: 89460

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

First American Title Insurance
Print Name: Company File Number: 143-2630301 mk/ kf
Address: 1663 US Highway 395, Suite 101
City: Minden State: NV Zip: 89423

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