A.P.N.:

1220-21-710-135

File No:

143-2630301 (mk)

R.P.T.T.:

\$1,599.00

DOUGLAS COUNTY, NV RPTT:\$1599.00 Rec:\$40.00

2021-972110

\$1,639.00 Pgs=2

08/06/2021 08:34 AM

FIRST AMERICAN TITLE MINDEN KAREN ELLISON, RECORDER

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.
- Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

STATE OF Idaho

Jo K. Lamarch, Successor Trustee

STATE OF Idaho

COUNTY OF Ada

This instrument was acknowledged before me on August 4, 2021 by

Jo K. Lamarch, successor trustee.

NANCY HORTON

Notary Public Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

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Notary Public

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Notary Public

Notary Public

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow

Jo K. Lamarch, successor trustee, or their successors in trust, under the Lamarch Living

Trust, dated Fevruary 11, 2015

No. 143-2630301.

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Numb	er(s)		\
. a)_	1220-21-710-135			()
b)_				\ \
c).				\ \
d)_			.*	\ \
2.	Type of Property		<u> </u>	
a)	Vacant Land	b) Single Fam. Res.	FOR RECORDE	RS OPTIONAL USE
c)	Condo/Twnhse	d) 2-4 Plex	Book	Page:
e)	Apt. Bldg.	f) Comm'l/Ind'l	Date of Recording	
g)	Agricultural	h) Mobile Home	Notes:	
=	Other	11) [Ploblic Hollic	Hotes.	
i)				
3.	a) Total Value/Sales P	rice of Property:	\$410,000	.00
	b) Deed in Lieu of Fore	eclosure Only (value of pro	perty) (_\$	·
	c) Transfer Tax Value:	. ((\$410,000	.00
	d) Real Property Trans	sfer Tax Due	\$1,599.00	<u> </u>
4:	If Exemption Claim	ed:	\setminus / /	
••	a. Transfer Tax Exem	ption, per 375.090, Section	ı. 🟏 🖊	
• .	b. Explain reason for	The state of the s	<u> </u>	
•			75c 75c	6.5%
5.	Partial Interest: Perce	ntage being transferred:		- 64.
* .	The undersigned decl	ares and acknowledges, u	nder penalty of perj	ury, pursuant to NRS
375	The undersigned decl .060 and NRS 375.11	ares and acknowledges, u 0, that the information	nder penalty of perj	ury, pursuant to NRS to the best of their
375 info	The undersigned decl .060 and NRS 375.11 rmation and belief, and information provided	ares and acknowledges, u 0, that the information I can be supported by doc herein. Furthermore, the	nder penalty of perjorovided is correct umentation if called parties agree that	ury, pursuant to NRS to the best of their upon to substantiate disallowance of any
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