

DOUGLAS COUNTY, NV

2021-979058

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

12/29/2021 10:14 AM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

E05

A.P.N.: 1420-08-217-010

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

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

Richard J McGuffin III and Lisa Marie McGuffin
3528 Long Drive
Minden, NV 89423

Escrow No.: ZC3273-JL

RPTT \$0.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Richard J McGuffin III, a married man as his sole and separate property

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

**Richard J McGuffin III and Lisa Marie McGuffin Husband and Wife as joint tenants with right
of survivorship**

all that real property in the Town of Minden, 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.

Signature Page attached and made a part hereof.



Richard J. McGuffin III

STATE OF NEVADA
COUNTY OF Douglas

} ss:

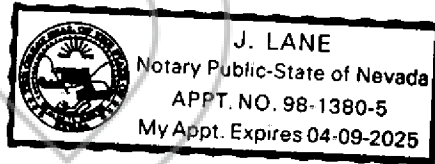
This instrument was acknowledged before me on 12-23-21

by Richard J. McGuffin III



Notary Public

(seal)



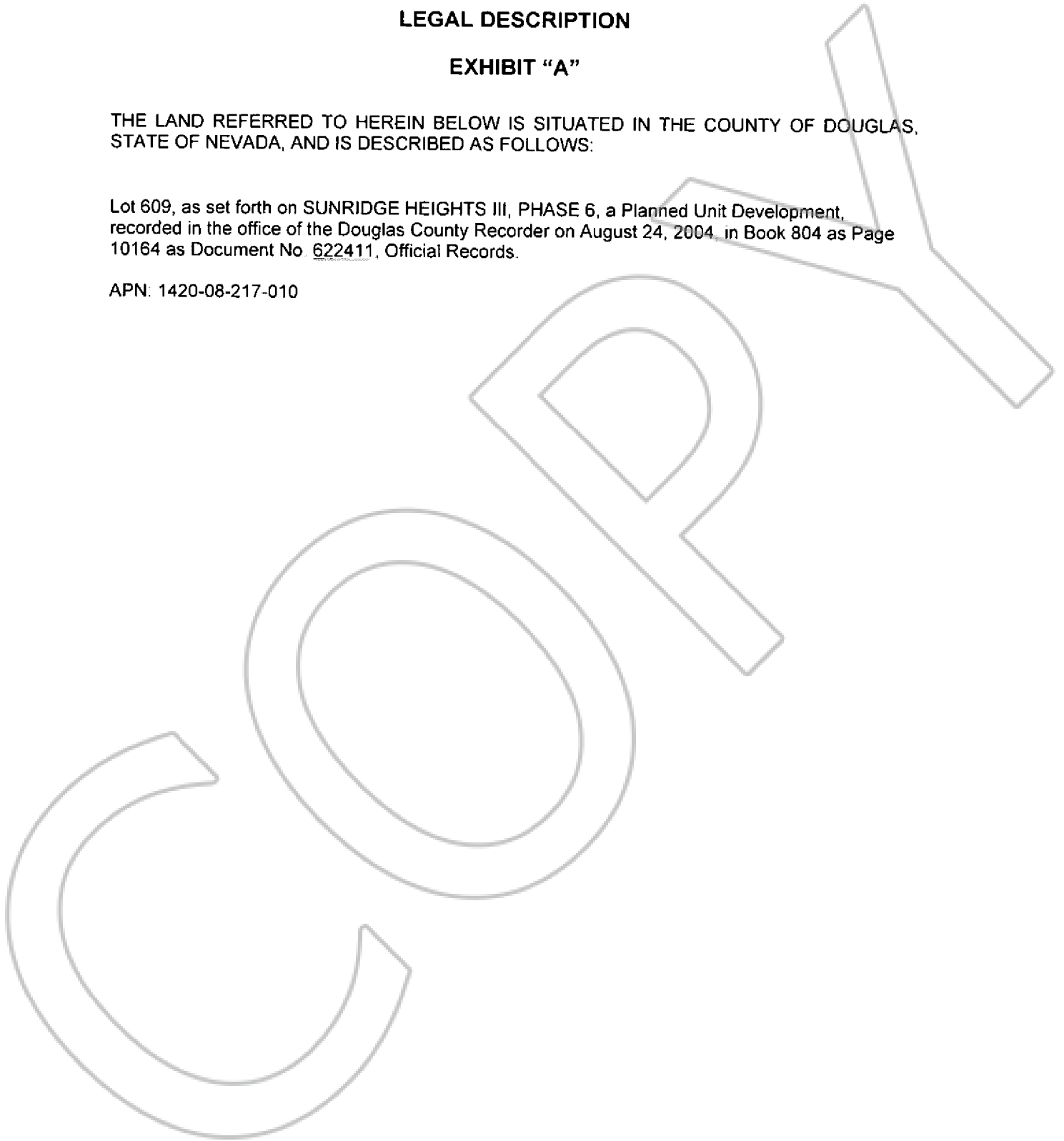
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 609, as set forth on SUNRIDGE HEIGHTS III, PHASE 6, a Planned Unit Development,
recorded in the office of the Douglas County Recorder on August 24, 2004, in Book 804 as Page
10164 as Document No. 622411, Official Records.

APN: 1420-08-217-010



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1420-08-217-010
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land Res.
- b) Single Fam.
- 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) \$0.00
Transfer Tax Value _____
Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section # 5
- b. Explain Reason for Exemption: adding spouse for refinancing purposes at zero value _____

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] Richard J McGuffin III

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Richard J McGuffin III
Address: 3528 Long Drive
Minden, NV 89423

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Richard J McGuffin III
Address: 3528 Long Drive
Minden, NV 89423

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

Print Name: Signature Title Company LLC Escrow #: ZC3273-JL
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED