

DOUGLAS COUNTY, NV **2024-1004944**  
RPTT:\$1833.00 Rec:\$40.00  
\$1,873.00 Pgs=2 **02/22/2024 08:48 AM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1320-33-714-058
<b>R.P.T.T.</b>	\$1,833.00
<b>File No.:</b>	2230747 MMB
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Kevin Edgar Murtha and Cesonia Magallanes Murtha	
1322 Granborough Dr.	
Gardnerville, NV 89410	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Virginia Ann Blythe, Trustee of the V.A. Blythe Trust dated 07/23/09 as amended and to the successor trustee** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Kevin Edgar Murtha and Cesonia Magallanes Murtha, husband and wife, as joint tenants with right of survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 58, in Block H, as set forth on the Final Subdivision Map No. 1006-6 of CHICHESTER ESTATES PHASE 6, filed in the office of the County Recorder of Douglas County, Nevada, and recorded February 16, 2000, in Book 0200, at Page 2552, as Document No. 486411, Official Records.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: February 16, 2024

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

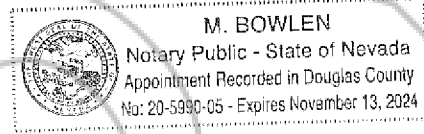
The V.A. Blythe Trust

By: V.A. Blythe  
Virginia Ann Blythe, Trustee

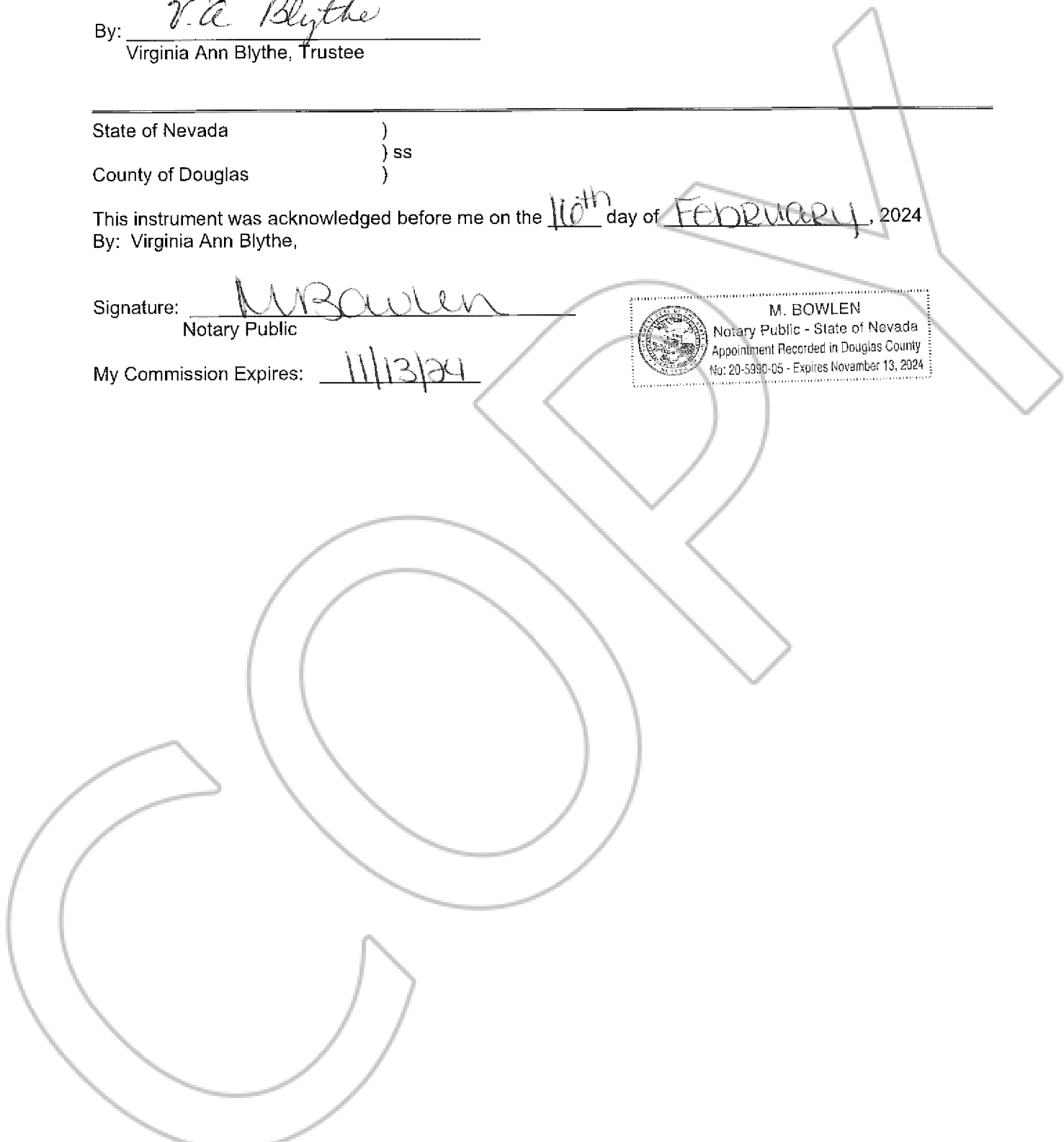
State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 10<sup>th</sup> day of FEBRUARY, 2024  
By: Virginia Ann Blythe,

Signature: M. Bowlen  
Notary Public



My Commission Expires: 11/13/24



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-33-714-058  
 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 RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 470,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 470,000.00  
 d. Real Property Transfer Tax Due                              \$ 1,833.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 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 *M. Baurin* Capacity Escrow Officer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Virginia Ann Blythe, Trustee of the V.A. Blythe Trust dated 07/23/09 as amended and to the successor trustee  
 Address: 15010 Sandalwood Lane  
 City: Chino Hills  
 State: CA Zip: 91709

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Kevin Edgar Murtha and Cesonia Magallanes Murtha  
 Address: 1322 Granborough Dr.  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 2230747 MMB  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410