

DOUGLAS COUNTY, NV

2014-853560

RPTT:\$448.50 Rec:\$16.00

\$464.50 Pgs=3

12/01/2014 02:25 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1420-33-810-041

RPTT: \$448.50

**Recording Requested By:**

Western Title Company

**Escrow No.: 067757-CAL**

**When Recorded Mail To:**

**Lori Jenkins and Daniel Jenkins**

**1051 Topsy Lane**

**Carson City, NV 89705**

**Mail Tax Statements to: (deeds only)**

**Same as Above**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature



Carrie Lindquist

Escrow Officer

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**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Beverly J. Ventura, Trustee of the William F. Ventura and Beverly J. Ventura Revocable Living Trust dated May 12, 2012

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Lori Jenkins and Daniel Jenkins, husband and wife and Krista Haggott, a single woman, all as joint tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

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

Lot 24 as shown on the Official Map of IDLE ACRES SUBDIVISION, filed in the office of the County Recorder of Douglas County, Nevada, on April 5, 1960 in Book 1, Page 65 as File No. 15812.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 12/01/2014

*Beverly J. Ventura*  
Beverly J. Ventura, Trustee

STATE OF Nevada

COUNTY OF Carson City } ss

This instrument was acknowledged before me on  
December 1, 2014

By Beverly J. Ventura

*Carrie Lindquist*  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1420-33-810-041
  - 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

- 3. Total Value/Sales Price of Property: \$115,000.00
- Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- Transfer Tax Value: \$115,000.00
- Real Property Transfer Tax Due: \$448.50

- 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 *Daniel Jenkins* Capacity GRANTEE  
 Signature *Lori Jenkins* Capacity GRANTEE

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
**Print Name:** Beverly J. Ventura, Trustee of the William F. Ventura and Beverly J. Ventura Revocable Living Trust dated May 12, 2012  
**Address:** 2820 Airport Road Space 10  
**City:** Carson City  
**State:** NV **Zip:** 89706

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
**Print Name:** Lori Jenkins and Daniel Jenkins and Krista Haggott  
**Address:** \_\_\_\_\_  
**City:** 1051 Topsy Lane  
**State:** Carson City  
**Zip:** NV **Zip:** 89705

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

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Carson Office  
 2310 S. Carson St, Suite 5B  
 City/State/Zip: Carson City, NV 89701

Esc. #: 067757-CAL