

DOUGLAS COUNTY, NV

2014-854712

RPTT:\$1142.70 Rec:\$16.00

\$1,158.70 Pgs=3

12/19/2014 02:56 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1320-30-612-024

RPTT: \$1,142.70

Recording Requested By:

Western Title Company

Escrow No.: 068168-MHK

When Recorded Mail To:

Fabian D. Benitez and Sunshine

L. Campbell

989 Peralta Way

Minden, NV 89423

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



Print name

Title

M Kelsh

Escrow Officer

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,

Jose P. Lopez Jr., and Leana Clarisse G. Lopez, husband and wife as joint tenants

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

Fabian D. Benitez, an unmarried man and Sunshine L. Campbell, an unmarried woman as joint tenants

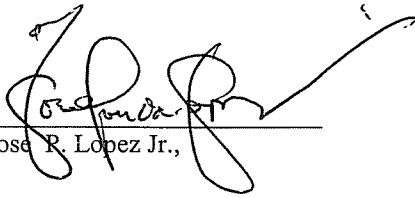
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

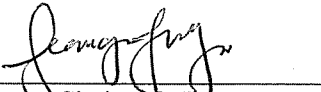
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 23, in Block E, as set forth on Final Map PD 02-04 for LA COSTA AT MONTE VISTA PHASE I, filed for record with the Douglas County Recorder on April 25, 2005 in Book 0405, at Page 9815, as Document No. 642625, Official Records of Douglas County, Nevada.

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

Dated: 12/02/2014


Jose P. Lopez Jr.,


Leana Clarisse G. Lopez

STATE OF Nevada

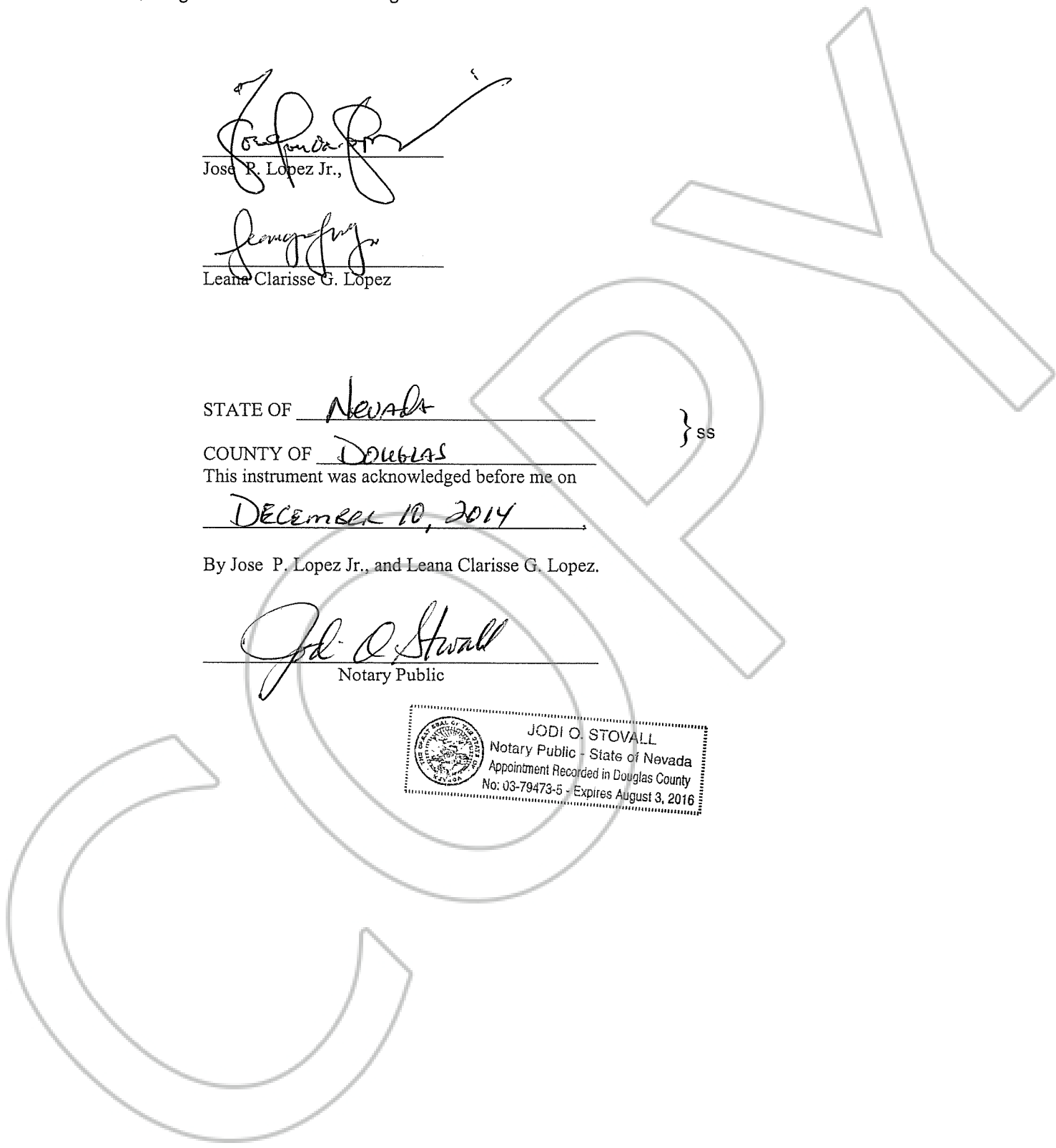
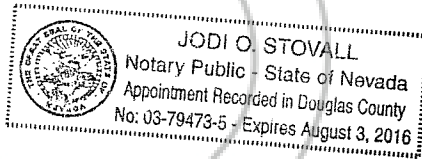
COUNTY OF Douglas

This instrument was acknowledged before me on

December 10, 2014

By Jose P. Lopez Jr., and Leana Clarisse G. Lopez.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1320-30-612-024
 - 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: \$293,000.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$293,000.00
- Real Property Transfer Tax Due: \$1,142.70

- 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 Mishush Capacity agent
 Signature _____ Capacity _____

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

Print Name: Jose P. Lopez Jr., and Leana Clarisse G. Lopez
Address: 2857 La Mirada Court
City: Minden
State: NV **Zip:** 89423

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

Print Name: Fabian D. Benitez and Sunshine L. Campbell
Address: 989 Peralta Way
City: Minden
State: NV **Zip:** 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
1513 Highway 395, Suite 101
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 068168-MHK