

APN#: 1220-16-210-064
RPTT: \$0.00

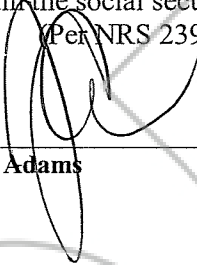
DOUGLAS COUNTY, NV	2014-854948
RPTT:\$0.00 Rec:\$16.00	12/29/2014 10:38 AM
\$16.00 Pgs=3	
ETRCO, LLC	
KAREN ELLISON, RECORDER	E03

Recording Requested By:
Western Title Company
Escrow No.: 067554-TEA
When Recorded Mail To:
Neal Freitas
PO Box 1881
Gardnerville, NV 89410

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  _____
Traci Adams **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,

Nan M. Freitas, an unmarried woman and Neai Freitas, an unmarried man as joint tenants with right of survivorship

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

Neal Freitas, an unmarried man and Nan M. Freitas, an unmarried woman as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, 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 14 in Block B, as said lot and block are shown on that certain map entitled "AMENDED MAP RANCHOS ESTATES" filed for record on October 30, 1972, as Document No. 62493.

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

Dated: 12/12/2014

Nan M. Freitas
Nan M. Freitas

Neal Freitas
Neal Freitas

STATE OF Nevada

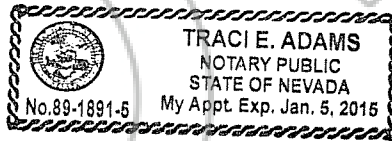
COUNTY OF Douglas

This instrument was acknowledged before me on
December 22, 2014

} ss

By . Nan M. Freitas and Neal Freitas

[Signature]
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1220-16-210-064
 - 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: \$0.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$0.00
- Real Property Transfer Tax Due: \$0.00

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section 3
 - b. Explain Reason for Exemption: State True Vesting Reference Doc #0839511

- 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 _____	Capacity <u>Grantee</u>
Signature <u>Nan M. Freitas</u>	Capacity <u>Grantor</u>

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Nan M. Freitas

Address: PO Box 7086

City: Ventura

State: CA **Zip:** 93006

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Neal Freitas

Address: PO Box 1881

City: Gardnerville

State: NV **Zip:** 89410

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. #: 067554-TEA