

DOUGLAS COUNTY, NV

2015-856288

RPTT:\$0.00 Rec:\$15.00

\$15.00 Pgs=2

01/30/2015 10:48 AM

WFG LENDER SERVICES

KAREN ELLISON, RECORDER

E03

**APN:** 1220-16-210-146

**R.P.T.T.:** \$0.00

Exempt: (3)

**Recording Requested By:**

Eric Lavars  
1209 Monarch Lane  
Gardnerville, Nevada 89460

**After Recording Mail To:**

Eric and Michelle Lavars  
1209 Monarch Lane  
Gardnerville, Nevada 89460

**Send Subsequent Tax Bills To:**

Eric and Michelle Lavars  
1209 Monarch Lane  
Gardnerville, Nevada 89460

## **GRANT, BARGAIN, AND SALE DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Eric Lavars and Michelle Lavars, who acquired title as Michell Pruitt, husband and wife, as joint tenants**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Eric Lavars and Michelle Lavars, husband and wife, as joint tenants with right of survivorship, and not as tenants in common**, whose address is 1209 Monarch Lane, Gardnerville, Nevada 89460,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

LOT 6 IN BLOCK H AS SAID LOT AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED "AMENDED MAP OF RANCHOS ESTATES", FILED FOR RECORD ON OCTOBER 30, 1972, IN BOOK 1072, PAGE 642 AS DOCUMENT NO. 62493.

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on **May 26, 2010**, as Book **510**, Page **5116**, Document No. **764276** in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: **1209 Monarch Lane  
Gardnerville, Nevada 89460**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my/our hands, this 9<sup>th</sup> day of January, 2015.

*[Handwritten signature]*

Eric Lavars

*[Handwritten signature]*

Michelle Lavars

STATE OF NEVADA

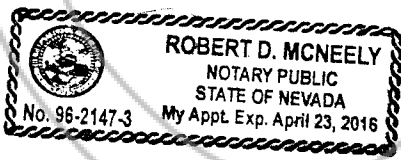
COUNTY OF DOUGLAS ss

This instrument was acknowledged before me, this 9 day of JANUARY, 2015, by **Eric Lavars and Michelle Lavars.**

NOTARY STAMP/SEAL

*[Handwritten signature]*  
Notary Public

NOTARY  
Title and Rank  
My Commission Expires: 4-23-16



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-16-210-146  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	Page: _____
Date of Recording:	_____
Notes:	_____

2. Type of Property:  
 a)  Vacant Land  
 b)  Single Fam. Res.  
 c)  Condo/Townhouse  
 d)  2-4 Plex  
 e)  Apt. Bldg  
 f)  Comm'l/Ind'l  
 g)  Agricultural  
 h)  Mobile Home  
 Other: \_\_\_\_\_

3. Total Value /Sales Price of Property: \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( 0.00 )  
 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: No consideration transfer to amend wife's name.  
RECOGNIZE TRUE STATUS  
 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: \_\_\_\_\_ Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

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

Print Name: Eric Lavars / Michelle Pruitt  
 Address: 1209 Monarch Lane  
 City: Gardnerville  
 State: Nevada Zip: 89460

Print Name: Eric Lavars / Michelle LAVARS  
 Address: 1209 Monarch Lane  
 City: Gardnerville  
 State: Nevada Zip: 89460

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

Print Name: WFG LENDING Escrow #: \_\_\_\_\_  
 Address: 2625 TOWNSCAPE RD  
 City, State, Zip: NESTLAK VILLAGE CA 91361