

DOUGLAS COUNTY, NV

2015-857454

RPTT:\$869.70 Rec:\$16.00

\$885.70 Pgs=3

02/26/2015 10:07 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1320-30-113-007

RPTT: \$869.70

Recording Requested By:

Western Title Company

Escrow No.: 068970-TEA

When Recorded Mail To:

Wahnema Coburn

650 Grove Street

Bishop, CA 93514

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,

Luella R. Watrous, a widow and Roberta L. Thorson, a married woman, as joint tenants

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

Wahnema Coburn, a single woman

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:

Unit 7, as set forth on map of WESTWOOD PARK UNIT NO. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 25, 1987, in Book 1187, Page 3748, as Document No. 167352 and by Certificate of Amendment recorded May 05, 1988 in Book 588, Page 536, as Document No. 177431 of Official Records of Douglas County, Nevada.

Together with an undivided 1/25th interest in and to the common area lying within the interior lines as set forth on map of WESTWOOD PARK UNIT NO. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 25, 1987, in Book 1187, Page 3748, as Document No. 167352, and as shown on Record of Survey recorded April 11, 2000 in Book 0400, at Page 1729, as Document No. 489711.

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

Dated: 01/14/2015

Luella R. Watrous
Luella R. Watrous

Roberta L. Thorson
Roberta L. Thorson

STATE OF Nevada }
COUNTY OF Douglas } ss
This instrument was acknowledged before me on
2/19/15

By Luella R. Watrous and Roberta L. Thorson.

[Signature]
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1320-30-113-007
- 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: \$223,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$223,000.00

Real Property Transfer Tax Due: \$869.70

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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: grantor
 Signature: Luella R. Watrous Capacity: grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Luella R. Watrous and Robert L. Thorson
Address: 1773 Shamrock Circle
City: Minen
State: NV **Zip:** 89423

Print Name: Wahnema Coburn
Address: 650 Grove Street
City: Bishop
State: CA **Zip:** 93514

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 068970-TEA

Address: Douglas Office
1513 Highway 395, Suite 101

City/State/Zip: Gardnerville, NV 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)