

APN# : 1219-14-002-038
RPTT: \$1,072.50

DOUGLAS COUNTY, NV
RPTT:\$1072.50 Rec:\$16.00
\$1,088.50 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2015-858900

03/19/2015 01:54 PM

Recording Requested By:
Western Title Company

Escrow No.: 070176-CRL

When Recorded Mail To:

Nancy G. Dykstra
408 Diorite Road
Gardnerville, NV 89460

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 _____



Colleen Locker 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,

Betty J. Keller, a single woman

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

Nancy G. Dykstra, a single woman

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:

All that certain piece or parcel of land lying and being in a portion of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 12 North, Range 19 East, M.D.B. & M., in Carson Valley, Douglas County, Nevada, and more particularly described as follows, to wit:

Parcel A, as shown on that certain Keller Parcel Map recorded March 2, 1982 in Book 382 of Official Records at page 085, Douglas County, Nevada, as Document No. 65422.

Together with an easement for a roadway for ingress and egress over a parcel of land 50 feet in width from the State Highway to the Southeast corner of the above described parcel, created by Document recorded December 30, 1960, in Book 4 of Official Records at page 682, Douglas County, Nevada, as Document No. 17069, said roadway being more particularly described by metes and bounds as follows, to wit:

From the Southwest corner of Section 14, Township 12 North, Range 19 East, thence North 0°32' East a distance of 150.00 feet; thence East a distance of 147.84 feet; thence North 51°21' East, a distance of 301.30 feet to the True Point of Beginning; thence North 51°21' East, a distance of 579.00 feet to a point on the Westerly right-of-way line of the State Highway; thence South 38°39' East along said right-of-way line a distance of 50.00 feet to a point; thence South 51°21' West a distance of 579.00 feet to a point; thence North 38°39' West a distance of 50.00 feet to the point of beginning.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on October 25, 1992, as Document No. 72443 of Official Records.

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

Dated: 03/16/2015

Betty J Keller
Betty J. Keller

STATE OF UT

COUNTY OF Tooele

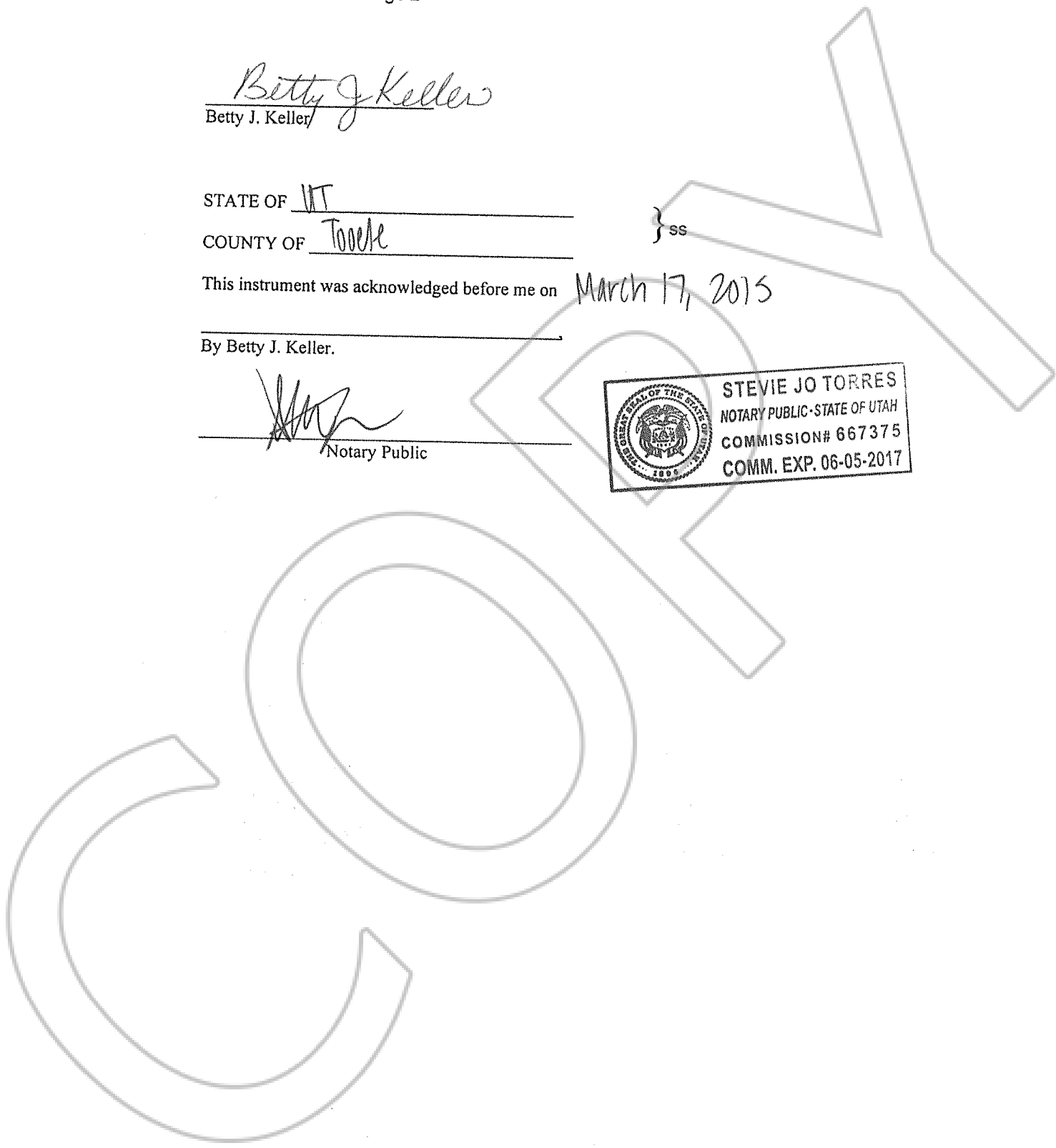
} ss

This instrument was acknowledged before me on March 17, 2015

By Betty J. Keller.

[Signature]
Notary Public

STEVIE JO TORRES
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 667375
COMM. EXP. 06-05-2017



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1219-14-002-038
 - 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: \$275,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$275,000.00
 Real Property Transfer Tax Due: \$1,072.50

- 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 Betty J Keller Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Betty J Keller
 Address: PO Box 327
 City: Rush Valley
 State: NV Zip: 89469

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Nancy G. Dykstra
 Address: 408 Dornite Rd.
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Kietzke Office
5390 Kietzke Ln Suite 101
 City/State/Zip: Reno, NV 89511

Esc. #: 070176-CRL

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