

DOUGLAS COUNTY, NV

2015-859271

RPTT:\$468.00 Rec:\$16.00

\$484.00 Pgs=3

03/26/2015 02:13 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1220-21-510-101

RPTT: \$468.00

Recording Requested By:
Western Title Company

Escrow No.: 070795-TEA

When Recorded Mail To:

John A. Baker and Karrie M. Baker
789 Tillman Lane
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 _____

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,

Raymond R. Smedes and Jane Ann Smedes, husband and wife as community property with right of survivorship

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

John A. Baker and Karrie M. Baker, husband and wife, 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:

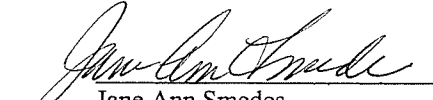
All that real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 150 of GARDNERVILLE RANCHOS UNIT NO. 6, according to the map thereof, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

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

Dated: 03/20/2015



Raymond R. Smedes


Jane Ann Smedes


STATE OF Nevada } ss
COUNTY OF Douglas }
This instrument was acknowledged before me on

3/24/15

By Raymond R. Smedes and Jane Ann Smedes.



Notary Public

 **TRACI ADAMS**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 89-1891-5 - Expires January 5, 2019

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1220-21-510-101
 - 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: \$120,000.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$120,000.00
- Real Property Transfer Tax Due: \$468.00

- 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 [Handwritten Signature] Capacity Grantor
 Signature [Handwritten Signature] Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Raymond R. Smedes and Jane Ann Smedes
 Address: 220 Well Way
 City: Carson City
 State: NV Zip: 89701

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: John A. Baker and Karrie M. Baker
 Address: 789 Tillman Lane
 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: Douglas Office
1513 Highway 395, Suite 101
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 070795-TEA

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