

DOUGLAS COUNTY, NV  
RPTT:\$690.30 Rec:\$16.00  
\$706.30 Pgs=3  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2015-861184**  
**04/29/2015 04:11 PM**

APN#: 1420-07-617-042  
RPTT: \$690.30

Recording Requested By:  
Western Title Company

Escrow No.: 071046-CAL  
When Recorded Mail To:  
Ben Hardcastle and Piyaphant  
Utthachoo  
3518 Vista Grande Blvd.  
Carson City, NV 89705

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

*Carrie Lindquist*      *Am*

Carrie Lindquist

Escrow Officer

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**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,

Oscar L. Garcia, an unmarried man as to an undivided 84.0000% interest and Maria M. Guardado, an unmarried woman as to an undivided 16.0000% interest, as tenants in comm

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

Ben Hardcastle and Piyaphant Utthachoo, married as joint tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, 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 4 on the Plat of HIGHLAND ESTATES UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 26, 1977, Book 777, Page 1278 as Document No. 11379.

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

Dated: 04/29/2015

*O. L.*

Oscar L. Garcia

*M. M.*

Maria M. Guardado

STATE OF Nevada

COUNTY OF Carson City } ss

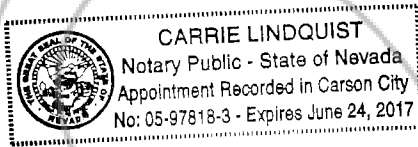
This instrument was acknowledged before me on

April 29, 2015

By Oscar L. Garcia. & Maria M. Guardado

*Carrie Lindquist*

Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
  - a) 1420-07-617-042
  - b)
  - c)
  - d)

2. Type of Property:
 

a) <input type="checkbox"/> Vacant Land	b) <input checked="" type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other _____	

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$177,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$177,000.00  
 Real Property Transfer Tax Due: \$690.30

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 Ben Hardcastle Capacity BUYER  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Oscar L. Garcia  
 Address: 2883 EIT SIERRA WAY  
 City: CARSON CITY  
 State: NV Zip: 89701

Print Name: Ben Hardcastle and Piyaphant Utthachoo  
 Address: 3518 Vista Grande Blvd  
 City: Carson City  
 State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Carson Office  
2310 S. Carson St, Suite 5B  
 City/State/Zip: Carson City, NV 89701

Esc. #: 071046-CAL