

APN# : 1320-25-001-004
RPTT: \$1,891.50

DOUGLAS COUNTY, NV
RPTT:\$1891.50 Rec:\$16.00
\$1,907.50 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2015-861429

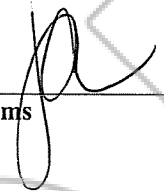
05/04/2015 02:04 PM

Recording Requested By:
Western Title Company
Escrow No.: 071325-TEA
When Recorded Mail To:
Hope V. Sullivan
1825 Maverick Trail
Minden, NV 89423

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,

Matthew Alan Azevedo and Doris M. Azevedo, husband and wife as joint tenants with right of survivorship

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

Hope V. Sullivan, 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:

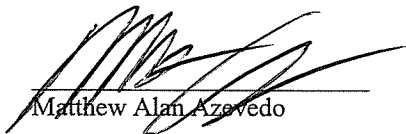
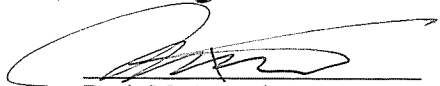
Parcel of land situate in and being a portion of the Northwest 1/4 of Section 25, Township 13 North, Range 20 East, M.D.B. & M., described as follows:

Parcel D as shown on the Parcel Map for VERNON OTTE, ET UX,, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on May 29, 1980, in Book 580, Page 1954, File No. 44859, Official Records.

TOGETHER WITH rights of way for road purposes 50' in width and 40' in width as shown on the Parcel Map referred to above.

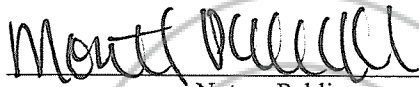
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 04/21/2015


Matthew Alan Azevedo

Doris M. Azevedo

STATE OF Nevada } ss
COUNTY OF Clark }
This instrument was acknowledged before me on
4-28-2015

By Matthew Alan Azevedo and Doris M. Azevedo.


Notary Public



Monet Poindexter
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 11-4950-5 - Expired May 23, 2015

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1320-25-001-004
 - 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: \$485,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$485,000.00
 Real Property Transfer Tax Due: \$1,891.50

- 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 _____ Capacity Seller
 Signature _____ Capacity SELLER

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Matthew Alan Azevedo and Doris M. Azevedo
Address: 2954 Hidden Hollow Circle
City: Logandale
State: NV **Zip:** 89021

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Hope V. Sullivan
Address: 1825 Maverick Trail
City: Minden
State: NV **Zip:** 89423

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. #: 071325-TEA

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