

DOUGLAS COUNTY, NV
RPTT:\$1025.70 Rec:\$16.00
\$1,041.70 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2015-862306

05/19/2015 01:41 PM

APN# : 1320-29-214-003
RPTT: \$1,025.70

Recording Requested By:
Western Title Company, Inc.
Escrow No.: 071736-ARJ

When Recorded Mail To:
William W. Kosenski and
Sharon R. Kosenski
1754 Tulip Ct.
Minden, NV
89423

Mail Tax Statements to: (deeds only)
SAME

(space above for Recorder's use only)

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

Amber Veatch

Escow Assistant

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,

Carla Marie Baptista and Brady G. Baptista, wife and husband as joint tenants

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

William W. Kosenski and Sharon R. Kosenski, Trustees of The Kosenski Trust Dated April 15, 2008

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 1:

Lot 18, as shown on the Official Plat of WINHAVEN UNIT NO. 2, PHASE B, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 14, 1990, in Book 990 of Official Records, at Page 1935, as Document No. 234655.

PARCEL 2:

A non-exclusive easement for use, enjoyment, ingress and egress over the common area as set forth in Declaration of Covenants, Conditions and Restrictions recorded September 28, 1990, in Book 990, Page 4348, as Document No. 235644, 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: 05/12/2015

Carla Marie Baptista
Carla Marie Baptista
Brady G. Baptista
Brady G. Baptista

STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on
May 12, 2015

By Carla Marie Baptista and Brady G. Baptista.

A. Veatch
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1320-29-214-003
 - 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: \$263,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$263,000.00
 Real Property Transfer Tax Due: \$1,025.70

- 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 *[Handwritten Signature]* Capacity *Agent*
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Carla Maria Baptista and Brady G. Baptista
 Address: 200 Mary Street
 City: Carson City
 State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: William W. Kosenski and Sharon R. Kosenski, Trustees of The Kosenski Trust
 Dated April 15, 2008
 Address: 1754 Tulip Ct.
 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. #: 071736-ARJ