

DOUGLAS COUNTY, NV

2015-864030

RPTT:\$811.20 Rec:\$16.00

\$827.20 Pgs=3

06/12/2015 01:36 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1420-07-814-014

RPTT: \$811.20

Recording Requested By:

Western Title Company

Escrow No.: 071902-TEA

When Recorded Mail To:

Justin L. Andersen

45 Woodland Ave #4

San Anselmo, CA

94960

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,

Claudette Springmeyer Douglas County Appointed Guardian for the Estate of Anita Clark

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

Justin L. Andersen, a single person

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:

Lot 4, in Block Q, as set forth on the Final Map No. 1001-9 of Sunridge Heights, Phase 6B, 7A and 8B, according to the map thereof, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on January 30, 1996, Book 196, Page 5112, as Document No. 380052 and by Certificate of Amendment recorded February 2, 1996, Book 296, Page 251, as Document No. 380351.

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

Dated: 05/07/2015

The Estate of Anita Clark

By: Claudette Springmeyer
Claudette Springmeyer
Douglas County Appointed Guardian

STATE OF Nevada }
COUNTY OF Douglas } ss

This instrument was acknowledged before me on
May 18, 2015

By Claudette Springmeyer.

[Signature]
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1420-07-814-014
- 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: \$208,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$208,000.00

Real Property Transfer Tax Due: \$811.20

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 _____

A. Claypool

Capacity _____

Signature _____

Capacity _____

Justin L. Andersen

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Claudette Springmeyer Douglas County Appointed Guardian for the Estate of Anita Clark

Address: PO Box 1059

City: Minden

State: NV **Zip:** 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Justin L. Andersen

Address: 45 Woodland Ave. #4

City: San Anselmo

State: CA **Zip:** 94960

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 071902-TEA

Address: Douglas Office
1513 Highway 395, Suite 101
City/State/Zip: Gardnerville, NV 89410

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