

DOUGLAS COUNTY, NV

2015-867180

RPTT:\$1006.20 Rec:\$16.00

\$1,022.20 Pgs=3

07/31/2015 03:59 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1420-07-512-009  
RPTT:~~\$986.70~~ 1006.20

Recording Requested By:

Western Title Company

Escrow No.: 069591-CAL

When Recorded Mail To:

Brian S. Vieira

897 Valley Vista Drive

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



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,

Maureen Marshall, Trustee of The Maureen Marshall Trust dated April 5, 1993

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

Brian S. Vieira, a married man as his sole and separate property

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 lot, piece of parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lot 34, in Block J, as shown on the map of VALLEY VISTA ESTATES I, PHASE 1A, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 2, 1994, in Book 694, Page 437, as Document No. 338792, 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: 07/30/2015

The Maureen Marshall Trust dated April 5, 1993

  
Maureen Marshall, Trustee

STATE OF NEVADA

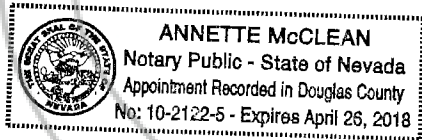
COUNTY OF CARSON CITY

This instrument was acknowledged before me on

July 30, 2015 \_\_\_\_\_

By Maureen Marshall

  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1420-07-512-009
  - 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: \$258,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$258,000.00  
 Real Property Transfer Tax Due: ~~\$986.70~~ 1006.20
- 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 *AMCC* Capacity *Agent*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: The Maureen Marshall Trust dated April 5, 1993  
 Address: P.O. Box 1527  
 City: Zephyr Cove  
 State: NV Zip: 89448

Print Name: Brian S. Vieira  
 Address: 897 Valley Vista Drive  
 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. #: 069591-CAL

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