

DOUGLAS COUNTY, NV

2015-867581

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

08/06/2015 03:29 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

E05

APN#: 1022-18-001-058

RPTT: \$0.00

**Recording Requested By:**

Western Title Company

**Escrow No.: 071784-TEA**

**When Recorded Mail To:**

**Brent T. Tuohy and Elizabeth**

**Oakden**

**1515 Lou Court**

**Gardnerville, NV 89460**

**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,

Brent T. Tuohy, an unmarried man

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


Brent T. Tuohy and Elizabeth A. Oakden, husband and wife as joint tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 07/02/2015

  
Brent T. Tuohy

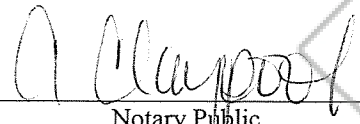
STATE OF Nevada

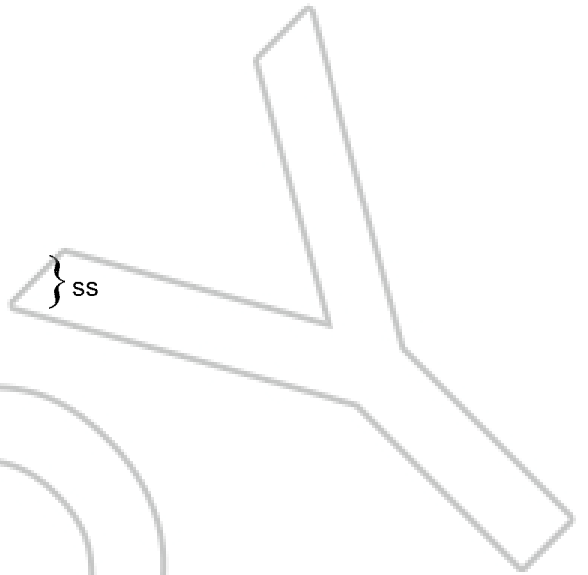
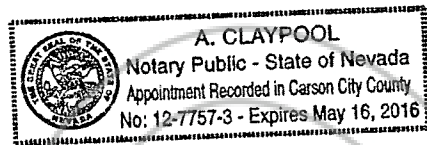
COUNTY OF Douglas

This instrument was acknowledged before me on

August 5, 2015

By . Brent T. Tuohy

  
Notary Public



**EXHIBIT "A"**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

**PARCEL 1:**

Parcel 1 as shown on that certain Parcel Map #LDA 08-39 for BRENT TUOHY, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on May 11, 2010 in Book 0510, Page 1883, as Document No. 763396, Official Records.

**PARCEL 2:**

A non-exclusive right of way for access and utility purposes over those certain easements 60.00 feet in width as shown on that certain Record of Survey Map filed in the office of the County Recorder of Douglas County, Nevada, on October 10, 1969, as Document No. 45990, Official Records.

Assessor's Parcel Number(s):  
1022-18-001-058

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1022-18-001-058
  - b)
  - c)
  - d)

- 2. Type of Property:
  - a)  Vacant Land
  - c)  Condo/Twnhse
  - e)  Apt. Bldg
  - g)  Agricultural
  - i)  Other \_\_\_\_\_
  - b)  Single Fam. Res.
  - d)  2-4 Plex
  - f)  Comm'l/Ind'l
  - h)  Mobile Home

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

3. Total Value/Sales Price of Property: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due: \$0.00

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section 5
  - b. Explain Reason for Exemption: Adding Wife to Title without consideration

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 [Signature] Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Brent T. Tuohy  
 Address: 1515 Lou Court  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: Brent T. Tuohy and Elizabeth Oakden  
 Address: 1515 Lou Court  
 City: Gardnerville  
 State: NV Zip: 89460

**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. #: 071784-TEA