

DOUGLAS COUNTY, NV

2015-868080

RPTT:\$721.50 Rec:\$16.00

\$737.50 Pgs=3

08/18/2015 10:13 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1320-32-715-015

RPTT: \$721.50

Recording Requested By:

Western Title Company

Escrow No.: 073684-TEA

When Recorded Mail To:

Charles Corey Billman

Terri M. Billman

P.O. Box 354

Genoa, NV 89411

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

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## 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,

Karen A. Smith, a widow who acquired title as Karen A. Smith, sole and separate

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

Charles Corey Billman and Terri M. Billman, husband and wife as joint tenants with right of survivorship

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:


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

Lot 10, Block B, as said Lot and Block are shown on the Map of CENTERTOWNE SUBDIVISION, P.U.D., filed for record in the office of the County Recorder of Douglas County, Nevada on November 4, 1977, as Document No. 14725, and Certificate of Amendment recorded August 22, 1985, in Book 885, Page 2315, Document No. 121950.

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

Dated: 07/27/2015

Grant, Bargain and Sale Deed – Page 2

  
Karen A. Smith

STATE OF Nevada

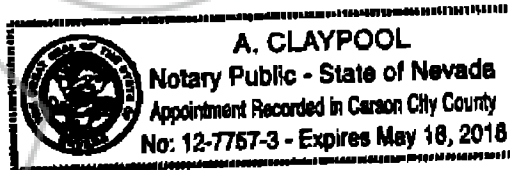
COUNTY OF Douglas

This instrument was acknowledged before me on  
August 14, 2015.

By Karen A. Smith.

  
Notary Public

} ss



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1320-32-715-015  
 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: \$185,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$185,000.00  
 Real Property Transfer Tax Due: \$721.50

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section  
 b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %

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 Karen A. Smith Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Karen A. Smith  
 Address: 778 Lassen Way  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: Charles Corey Billman and Terri M. Billman  
 Address: P.O. Box 354  
 City: Genoa  
 State: NV Zip: 89411

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. #: 073684-TEA