

APN#: 1320-30-812-020  
RPTT: ~~\$692.64~~ 694.20



KAREN ELLISON, RECORDER

Recording Requested By:  
Western Title Company

Escrow No.: 072803-TEA  
When Recorded Mail To:  
Molly M. Turner  
993 Aspen Grove Circle  
Minden, NV 89423

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,

Chana E. Edwards, a married woman as her sole and separate property who acquired title as Chana E. Edwards, a single woman

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

Molly M. Turner, an unmarried woman

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:

Lot 7 in Block B, as set forth on the final map of MOUNTAIN GLEN, PHASE I, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on December 28, 1987, in Book 1287, Page 3712, as Document No. 169542.

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

Dated: 06/16/2015

Chana E. Edwards  
Chana E. Edwards

STATE OF Nevada


COUNTY OF Douglas

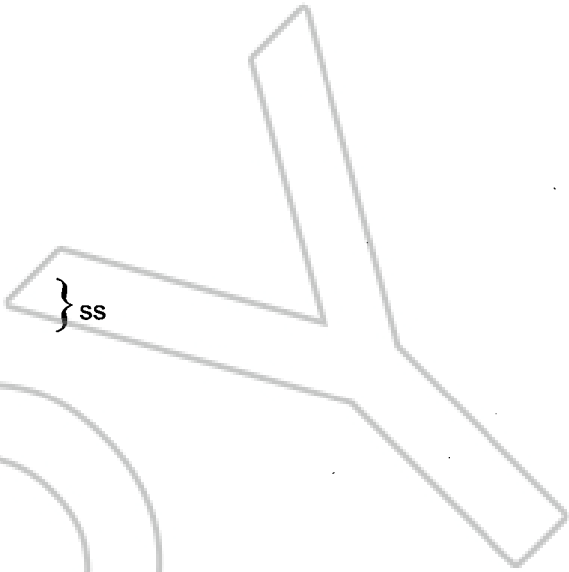
This instrument was acknowledged before me on

July 15, 2015

By Chana E. Edwards.

[Signature]  
Notary Public

 **TRACI ADAMS**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 09-1891-5 - Expires January 5, 2019



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1320-30-812-020
  - 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: \$177,600.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$177,600.00  
 Real Property Transfer Tax Due: ~~\$692.64~~ 694.20

- 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 \_\_\_\_\_ Capacity escrow officer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Chana E. Edwards  
 Address: 993 Aspen Grove Circle  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: Molly M. Turner  
 Address: 993 Aspen Grove Circle  
 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. #: 072803-TEA

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