

DOUGLAS COUNTY, NV
RPTT:\$1209.00 Rec:\$16.00
\$1,225.00 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2015-869322

09/08/2015 02:27 PM

APN#: 1220-24-302-034
RPTT: \$1,209.00

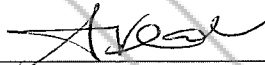
Recording Requested By:
Western Title Company

Escrow No.: 074173-ARJ
When Recorded Mail To:
Jeanne Caruso
688 Shetland Circle
Gardnerville, NV 89410

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 _____



Amber Veatch

Escrow Assistant

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,

Thomas Matthew Ward and Valerie S. Dickerson, Husband and Wife as Joint Tenants

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

Jeanne Caruso, An Unmarried Woman

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:

A Parcel of land located in a portion of the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) of Section 24, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Parcel B-1 as set forth on Parcel Map for Nevada Johnson, Inc., filed for record in the office of the County Recorder of Douglas County, State of Nevada on January 27, 1993, in Book 193, at Page 3867 as Document No. 298259.

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

Dated: 08/26/2015

Thomas Matthew Ward
Thomas Matthew Ward

Valerie S. Dickerson
Valerie S. Dickerson

STATE OF NV }
COUNTY OF Douglas } ss
This instrument was acknowledged before me on
8-31-15

By Thomas Matthew Ward and Valerie S. Dickerson.

Mary Kelsh
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-24-302-034
 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: \$310,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$310,000.00
 Real Property Transfer Tax Due: \$1,209.00

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 *Thomas Ward* Capacity *Agent*
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Thomas Matthew Ward and Valerie S. Dickerson
Address: 688 Shetland Circle
City: Gardnerville
State: NV **Zip:** 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Jeanne Caruso
Address: 688 Shetland Circle
City: Gardnerville
State: NV **Zip:** 89410

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. #: 074173-ARJ