

DOUGLAS COUNTY, NV

2015-870979

RPTT:\$854.10 Rec:\$16.00

\$870.10 Pgs=3

10/09/2015 11:26 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1420-08-210-038

RPTT: \$854.10

Recording Requested By:

Western Title Company

Escrow No.: 074762-CAL

When Recorded Mail To:

Dawnne B. Hirt

997 Ridgeview 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,

Theresa Chudnow, a married woman as her sole and separate property who acquired title as Theresa Daniels Moore, Trustee or any successors in trust under the Theresa Daniels Moore Trust dated June 17, 2008 and any amendments thereto

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

Dawne B Hirt, a single woman

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

Lot 6 in Block D, as set forth on the final map of SUNRIDGE HEIGHTS, PHASE 3, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas, State of Nevada on June 1, 1994, in Book 694, Page 1, as Document No. 338607, Official Records.

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

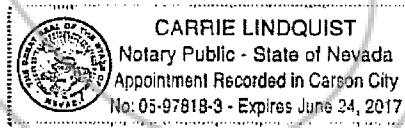
Dated: 09/28/2015

Theresa Chudnow
Theresa Chudnow

STATE OF Nevada
COUNTY OF Carson City } ss
This instrument was acknowledged before me on
September 28, 2015

By Theresa Chudnow

Carrie Lindquist
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1420-08-210-038
 - 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: \$219,000.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$219,000.00
- Real Property Transfer Tax Due: \$854.10

- 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)

Print Name: Theresa Chudnow
 Address: 1655 Sunhaven Court
 City: Reno
 State: NV Zip: 89521

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Dawnne B. Hirt
 Address: 997 Ridgeview 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. #: 074762-CAL