

DOUGLAS COUNTY, NV

**2015-872891**

RPTT:\$1569.75 Rec:\$16.00

\$1,585.75 Pgs=3

11/17/2015 02:49 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1022-29-411-018

RPTT: \$1,569.75

**Recording Requested By:**

Western Title Company

**Escrow No.: 074144-TEA**

**When Recorded Mail To:**

**Raymond M. Nadwocki**

**Dorothy A. Nadwocki**

**1966 Beatty St.**

**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 \_\_\_\_\_

  
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,

Thomas Lee Garcia, Successor Trustee of the Garcia Family Trust dated April 4, 2006

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

Raymond M. Nadwocki and Dorothy A. Nadwocki, as trustees of the Nadwocki Family Trust

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 within a portion of the Southwest one-quarter (SW 1/4) of Section 29, Township 10 North, Range 22 East, Mount Diablo Meridian, more particularly described as follows:

Beginning at a found 6" diameter concrete monument, the Northeast corner of Lot 46 as shown on the amended map of TOPAZ LODGE SUBDIVISION filed for record September 16, 1958 in the office of Recorder, Douglas County, Nevada as Document No. 13594, the point of beginning.

Thence along the Westerly line of Beatty Street South 00°04'38" West, 142.56 feet;

Thence West, 199.73 feet;

Thence along the Easterly line of Churchill Street North 00°04'55" East, 142.56 feet;

Thence East, 199.72 feet to the point of beginning.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on May 23, 2006, as Document No. 675615, in Book 506, Page 8966 of 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: 08/31/2015

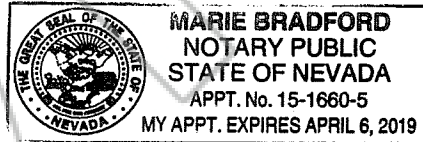
Garcia Family Trust dated April 4, 2006

Thomas Lee Garcia  
Thomas Lee Garcia, Successor Trustee

STATE OF Nevada } ss  
COUNTY OF Douglas  
This instrument was acknowledged before me on  
9/28/15

By Thomas Lee Garcia.

Marie Bradford  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1022-29-411-018
  - b)

- 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 \_\_\_\_\_

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

- 3. Total Value/Sales Price of Property: \$402,500.00
- Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- Transfer Tax Value: \$402,500.00
- Real Property Transfer Tax Due: \$1,569.75

- 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 A Claypool Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

**Print Name:** Thomas Lee Garcia, Successor Trustee of the Garcia Family Trust dated April 4, 2006  
**Address:** 2863 Tustin Ave. APT F  
**City:** Costa Mesa  
**State:** CA **Zip:** 92627

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

**Print Name:** Raymond M. Nadwocki and Dorothy A. Nadwocki, as Trustees of the Nadwocki Family Trust  
**Address:** 1966 Beatty St.  
**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. #:** 074144-TEA