

DOUGLAS COUNTY, NV

2015-872973

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

11/19/2015 10:30 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

E05

APN#: 1022-08-001-017

RPTT: \$-0-

**Recording Requested By:**

Western Title Company, Inc.

**Escrow No. 075892-TEA**

**When Recorded Mail To:**

Kimberly Dee Caldwell

1211 Slate road

Wellington NV

89444

**Mail Tax Statements to: (deeds only)**

Same as Above

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(space above for Recorder's use only)

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 Anthony Nico , a married man, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Kimberly Dee Caldwell, a married woman as her sole and separate property all that real property situated in the City of Wellington, County of Douglas, State of Nevada described as follows:

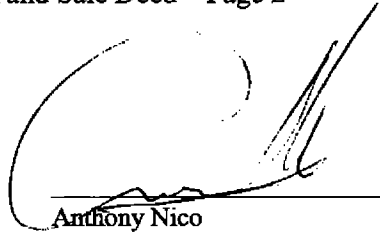
All that real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 15, in Block Q, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.

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

Grantor and Grantee are husband and wife. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as her sole and separate property. By this conveyance, Grantor releases any community interest that he might now have or be presumed to hereafter acquire in the above described property.

Dated: 11/10/2015

  
\_\_\_\_\_  
Anthony Nico

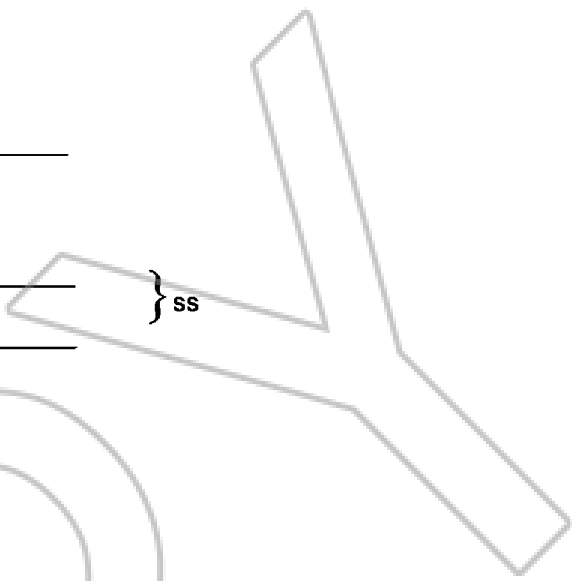
STATE OF Nevada \_\_\_\_\_

COUNTY OF Douglas \_\_\_\_\_

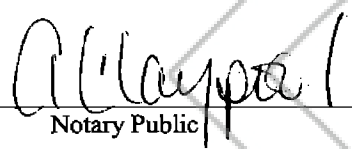
This instrument was acknowledged before me on

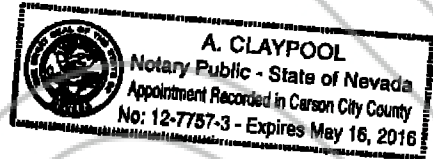
November 12, 2015

by . Anthony Nico



} ss

  
\_\_\_\_\_  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1022-08-001-017
- 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: \$0.00

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value: \$0.00

Real Property Transfer Tax Due:

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 5
- b. Explain Reason for Exemption: Husband Deeding to Wife Without Consideration

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 Grantor  
 Signature Kimberly Caldwell Capacity Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Anthony Nico  
 Address: 1211 Slate Road  
 City: Wellington  
 State: NV Zip: 89444

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Kimberly Dee Caldwell  
 Address: 1211 Slate Road  
 City: Wellington  
 State: NV Zip: 89444

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. #: 075892-TEA