

DOUGLAS COUNTY, NV
RPTT:\$975.00 Rec:\$16.00
\$991.00 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2016-878780
03/31/2016 09:58 AM

APN#: 1219-15-001-052

RPTT: \$975.00

Recording Requested By:

Western Title Company

Escrow No.: 076009-WLD

When Recorded Mail To:

Kimberly Aitken

871 Bollen Cir

Gardnerville, NV 89460

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



Wendy Dunbar

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,

James R. Beres, surviving joint tenant

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

Kimberly Aitken, an unmarried woman

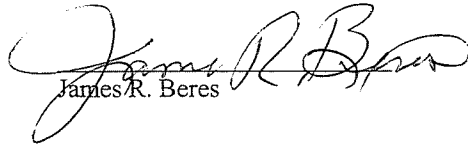
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

Lot 77, as shown on the Official Map of SHERIDAN ACRES UNIT NO. 2, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 14, 1968, in Book 62, Page 551, as File No. 42594.

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

Dated: 03/30/2016


James R. Beres

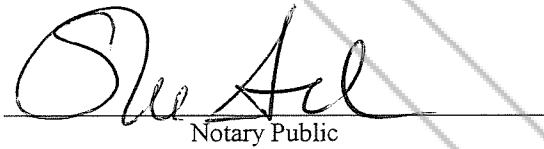
STATE OF Nevada

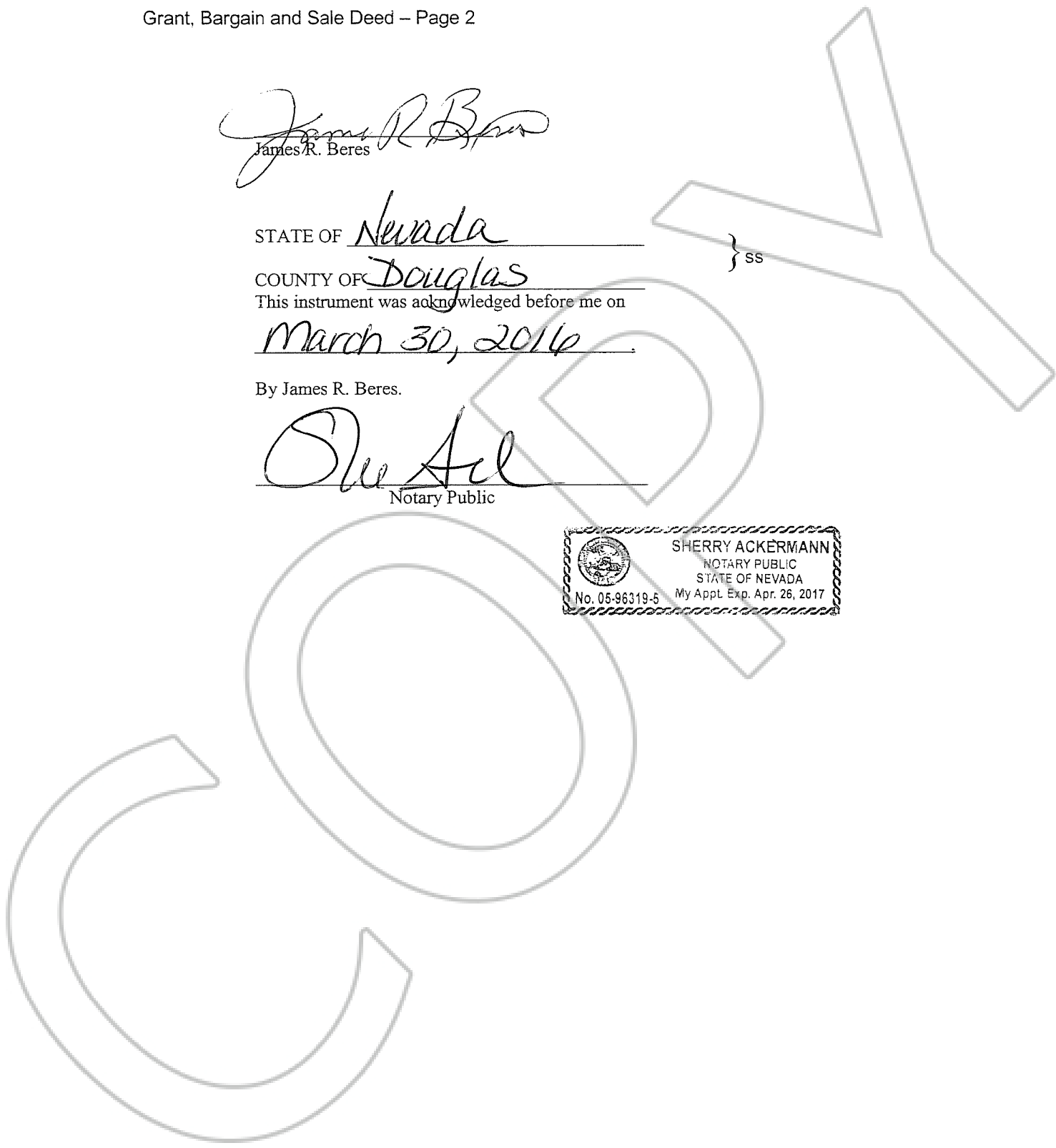
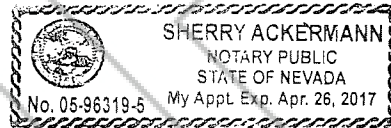
COUNTY OF Douglas

This instrument was acknowledged before me on

March 30, 2016

By James R. Beres.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1219-15-001-052
 - 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: \$250,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$250,000.00
 Real Property Transfer Tax Due: \$975.00

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section _____
 - b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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: *James R. Beres* Capacity: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: James R. Beres
 Address: 2919 Hot Springs Road
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Kimberly Aitken
 Address: 871 Bollen Cir
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 076009-WLD