

DOUGLAS COUNTY, NV

2016-879089

RPTT:\$741.00 Rec:\$16.00

\$757.00 Pgs=3

04/07/2016 02:30 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1220-16-310-094

RPTT: \$741.00

Recording Requested By:

Western Title Company

Escrow No.: 077484-ARJ

When Recorded Mail To:

Nelson Marroquin

Saby Abundez-Silva

1267 Woodside Dr

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

Michelle Simpson

Michelle Simpson
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,

Jocara M. Crane, a single woman

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

Nelson Marroquin and Saby Abundez-Silva, Husband and Wife, as Joint Tenants, with Right of Survivorship

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:

PARCEL NO. 1:

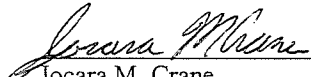
Parcel 19, as shown on the Final Map #PD 04-003 for SEQUOIA VILLAGE PLANNED DEVELOPMENT, recorded March 16, 2006 in Book 306, at Page 5641, as Document No. 669980 in the Official Records of Douglas County, Nevada.

PARCEL NO. 2:

An easement for open space, public utility, drainage and access over Parcel B, Common Area, as shown on the Final Map #PD 04-003 for SEQUOIA VILLAGE PLANNED DEVELOPMENT, recorded March 16, 2006 in Book 306, at Page 5641, as Document No. 669980 in the Official Records of Douglas County, Nevada.

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

Dated: 03/02/2016



Jocara M. Crane


STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

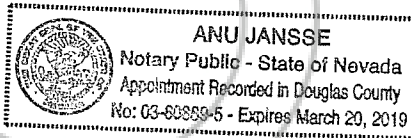
March 3, 2016

By Jocara M. Crane.



Notary Public

} ss



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1220-16-310-094
 - 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: \$190,000.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$190,000.00
- Real Property Transfer Tax Due: \$741.00

- 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 _____ Capacity Douglas Office
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Jocara M. Crane
 Address: 1315 Yellow Jacket Ln
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Nelson Marroquin and Saby Abundez-Silva
 Address: 1267 Woodside Dr
 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

Esc. #: 077484-ARJ

Address: Douglas Office
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)