

DOUGLAS COUNTY, NV

2016-880320

RPTT:\$741.00 Rec:\$16.00

\$757.00 Pgs=3

05/04/2016 09:53 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1420-07-616-054

RPTT: \$741.00

Recording Requested By:

Western Title Company

Escrow No.: 078119-CAL

When Recorded Mail To:

Jodie Kathleen Fell

962 Opalite 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

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## 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,

Opalite Drive, LLC, a Nevada Limited Liability Company

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

Jodie Kathleen Fell, an unmarried 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:

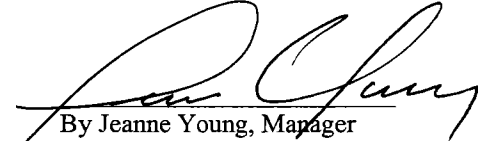
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 104, Block C, HIGHLAND ESTATES UNIT NO. 2, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 27, 1978, as Document No. 17090.

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

Dated: 04/28/2016

Opalite Drive, LLC

  
By Jeanne Young, Manager

STATE OF Nevada

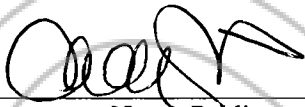
COUNTY OF Carson City

} ss

This instrument was acknowledged before me on

April 07, 2014

By Jeanne Young.

  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1420-07-616-054

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 Jodie Kathleen Fell Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

**Print Name:** Opalite Drive, LLC  
**Address:** 5750 Newton Road  
**City:** Carson City  
**State:** NV **Zip:** 89706

**Print Name:** Jodie Kathleen Fell  
**Address:** 962 Opalite 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. #:** 078119-CAL