

DOUGLAS COUNTY, NV

2016-880948

RPTT:\$1833.00 Rec:\$16.00

\$1,849.00 Pgs=3

05/17/2016 02:38 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1419-12-510-012

RPTT: \$1,833.00

Recording Requested By:

Western Title Company

Escrow No.: 078770-ARJ

When Recorded Mail To:

Arthur G. Martinez

Vanessa Thompson Martinez

PO Box 1341

Shingles Springs, CA 95681

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

*M. 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,

William S Dunning, an unmarried man

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

Arthur G Martinez and Vanessa Thompson Martinez, 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 Carson City, County of Douglas State of Nevada bounded and described as follows:

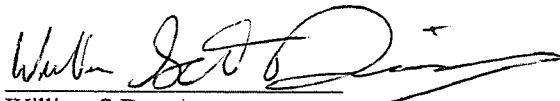
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 14 North, Range 19 East, M.D.B. & M., more particularly described as follows:

Parcel B-1 as set forth on that Parcel Map for Wayne E. and Mary A. Baldwin, filed for record in the office of the Douglas County Recorder, State of Nevada, on October 17, 1983, in Book 1083 at Page 2619, as Document No. 89545, 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: 05/06/2016

  
William S Dunning

STATE OF Nevada }  
COUNTY OF Carson City } ss  
This instrument was acknowledged before me on  
May 12, 2016

By William S Dunning.

  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1419-12-510-012

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: \$470,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$470,000.00  
 Real Property Transfer Tax Due: \$1,833.00

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 M. Simpson Capacity Escrow Assistant  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: William S Dunning  
 Address: 3583 Arcadia Dr  
 City: Carson City  
 State: NV Zip: 89705

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

Print Name: Arthur G Martinez  
 Address: PO Box 1341  
 City: Shingles Springs  
 State: CA Zip: 95681

**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. #: 078770-ARJ