

DOUGLAS COUNTY, NV

2016-882535

RPTT:\$448.50 Rec:\$16.00

\$464.50 Pgs=3

06/15/2016 10:53 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1022-15-001-071

RPTT: \$448.50

Recording Requested By:

Western Title Company

Escrow No.: 079524-TEA

When Recorded Mail To:

Shawn A. King

Leila M. King

3890 Granite wy

Wellington NV

89444

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

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Rachel Alexander, a single woman

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

Shawn A. King and Leila M. King, 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 Wellington, 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 21, in Block G, 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 tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 05/13/2016

Rachel Alexander
Rachel Alexander

STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on
June 7, 2016

By Rachel Alexander
[Signature]
Notary Public

 TRACI ADAMS
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 89-1891-5 - Expires January 5, 2018

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1022-15-001-071

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: \$115,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$115,000.00
 Real Property Transfer Tax Due: \$448.50

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 [Signature] Capacity Husband
 Signature Leila M. King Capacity Wife

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Rachel Alexander
 Address: 1365 Macenna
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Shawn A. King and Leila M. King
 Address: 3850 Granite Way
 City: Wellington, NV
 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
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 079524-TEA