

DOUGLAS COUNTY, NV  
RPTT:\$1047.15 Rec:\$19.00  
\$1,066.15 Pgs=6  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2016-884398**

**07/15/2016 11:09 AM**

APN#: 1320-32-812-003  
RPTT: \$1,047.15

Recording Requested By:  
Western Title Company  
Escrow No.: 081144-ARJ

When Recorded Mail To:  
Suzanne Warden  
1460 Garden Glen Ct.  
Gardnerville, NV 89410

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 Anu Jansse Escrow Officer

**Grant, Bargain, and Sale Deed**

**THIS DOCUMENT HAS BEEN SIGNED IN COUNTERPART.**

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,

Lucille I. Peterson, a widow and Jeffrey P. Peterson, a married man as his sole and separate property

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

Suzanne Warden, 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:

See attached Exhibit A

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

Dated: 07/07/2016

Lucille I. Peterson  
Lucille I. Peterson

SIGNED IN COUNTERPART

Jeffrey P. Peterson

STATE OF Nevada } ss

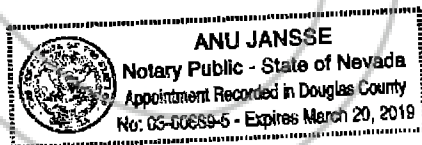
COUNTY OF Douglas

This instrument was acknowledged before me on

July 13, 2016

By Lucille I. Peterson and Jeffrey P. Peterson

Anu Jansse  
Notary Public



SIGNED IN COUNTERPART

\_\_\_\_\_  
Lucille I. Peterson



\_\_\_\_\_  
Jeffrey P. Peterson

STATE OF \_\_\_\_\_

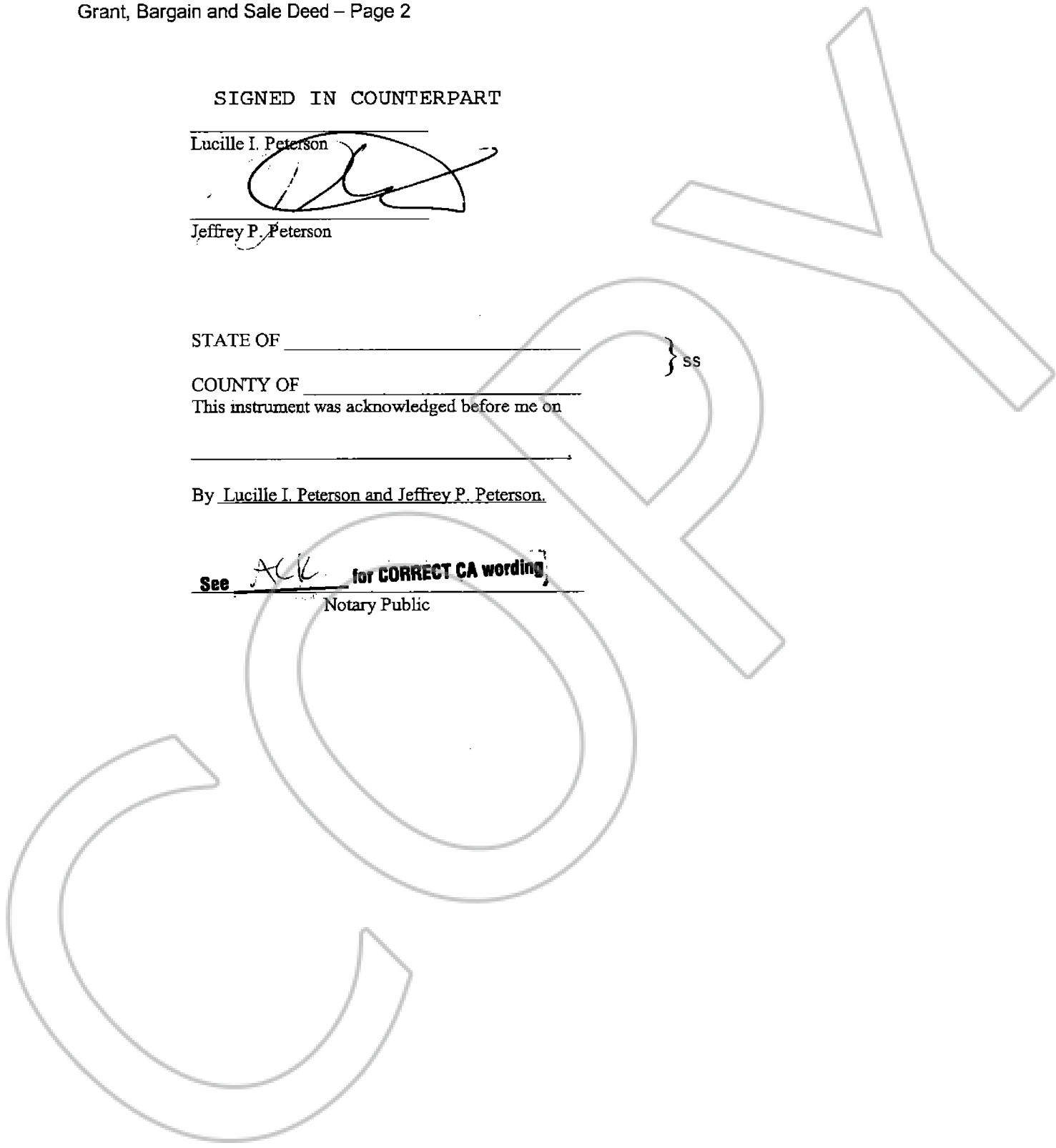
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on

\_\_\_\_\_

By Lucille I. Peterson and Jeffrey P. Peterson.

See ACK for **CORRECT CA wording**  
\_\_\_\_\_  
Notary Public



# CALIFORNIA CERTIFICATE of ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

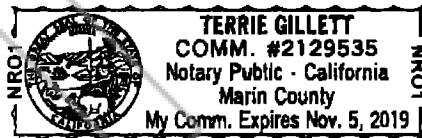
State of California  
County of Marin

On JUL 11 2016, before me *Terrie Gillett, Notary Public*, personally appeared  
*Sally & Peterson*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand & official seal.



*Terrie Gillett*  
Terrie Gillett, Notary Public

(Seal)

..... *Optional Information* .....

DESCRIPTION OF ATTACHED DOCUMENT  
*Grant Bargain Sale Deed 1320-32.812-003*

### TYPE OF IDENTIFICATION

- Satisfactory Evidence – photo ID card
- One credible witness acknowledging identity of principal
- Two credible witnesses acknowledging identity of principal

**EXHIBIT "A"**

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

**A parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:**

**Beginning at the Southeasterly corner of Revised Lot 3, said point bears N. 44° 18' 52" E., 44.22 feet from the centerline end of curve, C14 of Garden Glen Court as shown on the final map for Garden Glen Patio Homes, Document No. 389450 of the Douglas County Recorder's office and being a 5/8" rebar with aluminum cap stamped PLS 6497 inside of a survey well;**

**Thence N. 35° 44' 20" E., 52.50 feet;  
Thence S. 54° 15' 40" E., 36.00 feet;  
Thence S. 35° 44' 20" W., 32.75 feet;  
Thence N. 54° 15' 40" W., 6.00 feet;  
Thence S. 35° 44' 20" W., 28.25 feet;  
Thence N. 54° 15' 40" W., 20.00 feet;  
Thence N. 35° 44' 20" E., 8.50 feet;  
Thence N. 54° 15' 40" W., 10.00 feet to the POINT OF BEGINNING.**

**NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on December 12, 2014, as Document No. 2014-854394 of Official Records.**

**Assessor's Parcel Number(s):  
1320-32-812-003**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1320-32-812-003

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: \$268,500.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$268,500.00  
 Real Property Transfer Tax Due: \$1,047.15

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 Escrow Officer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Lucille I. Peterson and Jeffrey P. Peterson  
 Address: 1630 Amapola Avenue  
 City: Torrance  
 State: CA Zip: 90501

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Suzanne Warden  
 Address: 1460 Garden Glen Court  
 City: Gardnerville  
 State: NV Zip: 89410

**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. #: 081144-ARJ

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