

DOUGLAS COUNTY, NV  
RPTT:\$1560.00 Rec:\$16.00  
\$1,576.00 Pgs=3  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2016-884589**

**07/18/2016 03:18 PM**

APN#: 1320-29-115-016  
RPTT: \$1,560.00

Recording Requested By:  
Western Title Company  
Escrow No.: 080898-TEA  
When Recorded Mail To:  
Jennifer L. Eyerly  
1763 Iris Court  
Minden NV 89423

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,

Jack A. Latragna and Pamela A. Latragna, Trustees of the Latragna 2013 Family Trust dated May 13, 2013

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

Jennifer L. Eyerly, an unmarried woman

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, 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 256, as set forth on the Official Plat of WINHAVEN UNIT NO. 4, PHASE A, a Planned Unit Development filed for record in the office of the County Recorder of Douglas County, State of Nevada, on August 19, 1993, as Document No. 315526.

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

Dated: 07/01/2016

Latragna 2013 Family Trust dated May 13, 2013

*Jack A. Latragna, Trustee*  
Jack A. Latragna, Trustee

*Pamela A. Latragna, Trustee*  
Pamela A. Latragna, Trustee

STATE OF Nevada

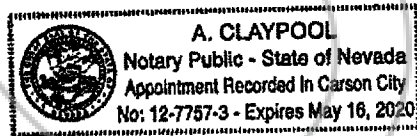
COUNTY OF Douglas } ss

This instrument was acknowledged before me on

July 14, 2016

By Jack A. Latragna and Pamela A. Latragna.

*A. Claypool*  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1320-29-115-016

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: \$399,999.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$399,999.00  
 Real Property Transfer Tax Due: \$1,560.00

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 *Jack A. Latragna* Capacity GRANTOR  
 Signature *Pamela A. Latragna* Capacity Grantor

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
**Print Name:** Jack A. Latragna and Pamela A. Latragna, Trustees of the Latragna 2013 Family Trust dated May 13, 2013  
**Address:** 1215 El Monte Court  
**City:** Reno  
**State:** NV **Zip:** 89521

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
**Print Name:** Jennifer L. Eyerly  
**Address:** 1763 Iris Court  
**City:** Minden  
**State:** NV **Zip:** 89423

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. #: 080898-TEA