

DOUGLAS COUNTY, NV
RPTT:\$1053.00 Rec:\$16.00
\$1,069.00 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2016-884624

07/19/2016 01:56 PM

APN#: 1420-28-811-021
RPTT: \$1,053.00

Recording Requested By:
Western Title Company
Escrow No.: 080973-CAL
When Recorded Mail To:
Chuong Thuy Mai
1353 Kim Place
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 _____

Carrie Lindquist

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,

Barbara Louise Ford, as Trustee of The Barbara L. Ford Living Trust U/A dated September 11, 2014

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

Chuong Thuy Mai, a single 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 21, of SARATOGA HEIGHTS UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 15, 1961, as Document No. 17827.

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

Dated: 07/14/2016

The Barbara L. Ford Living Trust U/A dated September 11, 2014




By: Barbara L. Ford, Trustee

STATE OF Nevada }
COUNTY OF Carson City } ss

This instrument was acknowledged before me on

7/14/16

By Barbara L. Ford


Notary Public

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1420-28-811-021

2. Type of Property:
a) Vacant Land
c) Condo/Twnhse
e) Apt. Bldg
g) Agricultural
i) Other _____
b) Single Fam. Res.
d) 2-4 Plex
f) Comm'l/Ind'l
h) Mobile Home

FOR RECORDERS OPTIONAL USE ONLY
DOCUMENT/INSTRUMENT #: _____
BOOK _____ PAGE _____
DATE OF RECORDING: _____
NOTES: _____

3. Total Value/Sales Price of Property: \$270,000.00
Deed in Lieu of Foreclosure Only (value of property) (
Transfer Tax Value: \$270,000.00
Real Property Transfer Tax Due: \$1,053.00

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section
b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %

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 Grantor
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: The Barbara L. Ford Living Trust U/A dated September 11, 2014
Address: 833 Travis Drive
City: Carson City
State: NV Zip: 89703

Print Name: Chuong Thuy Mai
Address: 1353 Kim Place
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: Carson Office
2310 S. Carson St, Suite 5B
City/State/Zip: Carson City, NV 89701

Esc. #: 080973-CAL