

DOUGLAS COUNTY, NV

**2016-885225**

RPTT:\$975.00 Rec:\$16.00

\$991.00 Pgs=3

07/29/2016 02:03 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1320-33-402-006  
RPTT: \$975.00

**Recording Requested By:**

Western Title Company

**Escrow No.: 081237-TEA**

**When Recorded Mail To:**

**James T. Ewbank**

**Cynthia S. Ewbank**

**1126 Montecito Drive**

**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,

Robert A. Felix and Lorraine D. Felix, husband and wife as joint tenants with right of survivorship and not as tenants of common

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

James T. Ewbank and Cynthia S. Ewbank, 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 Gardnerville, 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 Southwest 1/4 of the Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B&M., more particularly described as follows:

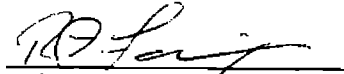
Beginning at a point of the Northeasterly right-of-way line of U.S. Highway 395 (Main Street) which bears North 45°06' East 11.111 feet from the Southeasterly corner of that certain parcel of land described in Book Y of Deeds, page 285, Douglas County, Nevada records; thence along the Southeasterly line of said parcel North 45°06' East 99.85 feet to a point on the Westerly bank of the Ezell and Beste Ditch; thence along the Westerly Ditch bank South 01°19' West 31.92 feet; thence South 06°19' West 64.07 feet; thence South 23°19' West 28.93 feet to a point on said Northeasterly right-of-way line of U.S. Highway 395; thence along the Northeasterly right-of-way line North 44°54' West 72.95 feet to the True Point of Beginning.

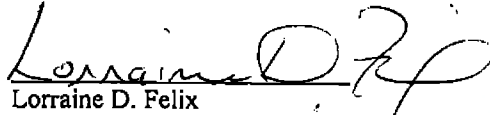
Together with a appurtenant easement and right of way as set forth in the Deed recorded October 10, 1947, in Book Y of Deeds, Page 285, Douglas County, Nevada records.

NOTE: The above metes and bounds description appeared previously in that certain Joint Tenancy Deed recorded in the office of the County Recorder of Douglas County, Nevada on May 31, 1995, in Book 595, Page 4996 as Document No. 363204 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: 07/20/2016

  
Robert A. Felix

  
Lorraine D. Felix

STATE OF Nevada

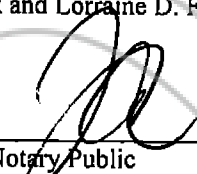
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on

July 26, 2016

By Robert A. Felix and Lorraine D. Felix.

  
\_\_\_\_\_  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1320-33-402-006

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: \$250,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$250,000.00  
 Real Property Transfer Tax Due: \$975.00

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 [Signature] Capacity Grantor  
 Signature [Signature] Capacity Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: <u>Robert A. Felix and Lorraine D. Felix</u> Address: <u>1614 Heron Cove Court</u> City: <u>Gardnerville</u> State: <u>NV</u> Zip: <u>89410</u>	BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: <u>James T. Ewbank and Cynthia S. Ewbank</u> Address: <u>1126 Montecito Drive</u> City: <u>Minden</u> State: <u>NV</u> Zip: <u>89423</u>
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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. #: 081237-TEA