

DOUGLAS COUNTY, NV
RPTT:\$1622.40 Rec:\$17.00
\$1,639.40 Pgs=4
ETRCO, LLC
KAREN ELLISON, RECORDER

2016-886055

08/12/2016 01:43 PM

APN#: 1220-16-101-005
RPTT: \$1,622.40

Recording Requested By:
Western Title Company

Escrow No.: 081506-TEA

When Recorded Mail To:

Richard H. Baker. Baker

PO Box 3874

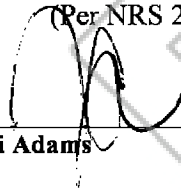
Incline Village, NV 89450-3874

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,

George V. Venturella and Carolyn A. Venturella, husband and wife as joint tenants

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

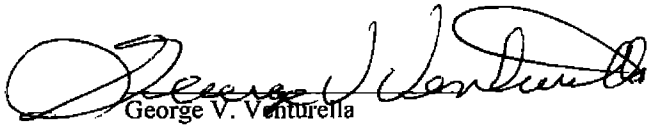
Richard H. Baker, a married man as his sole and separate property

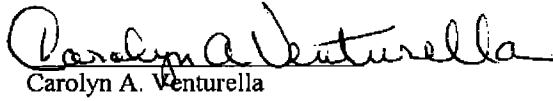
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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: 07/15/2016

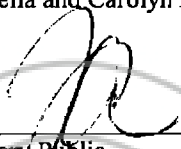

George V. Venturella


Carolyn A. Venturella

STATE OF Nevada }
COUNTY OF Douglas } ss

This instrument was acknowledged before me on
7/25/16

By George V. Venturella and Carolyn A. Venturella.



Notary Public

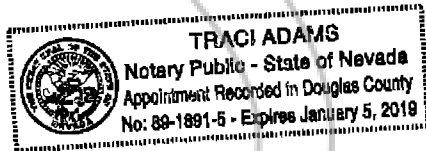


EXHIBIT "A"

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 THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL I:

COMMENCING AT THE CENTERLINE INTERSECTION OF JODI COURT AND GINA WAY, A FOUND CENTERLINE MONUMENT IN WELL; THENCE ALONG THE CENTERLINE PROJECTION OF SAID JODI COURT, SOUTH 89°42'46" WEST, 25.00 FEET; THENCE NORTH 00°23'00" WEST, 330.80 FEET TO A FOUND 3/8" REBAR, NO TAG; THENCE SOUTH 89°33'39" WEST, 135.73 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN A DEED RECORDED MAY 27, 1988 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA IN BOOK 588, AT PAGE 4196, THE POINT OF BEGINNING;
THENCE SOUTH 20°01'38" WEST, 247.07 FEET;
THENCE NORTH 61°00'28" WEST, 87.00 FEET;
THENCE SOUTH 33°21'59" WEST, 5.72 FEET;
THENCE NORTH 56°11'11" WEST, 192.17 FEET;
THENCE NORTH 06°47'06" EAST, 86.00 FEET;
THENCE NORTH 89°33'39" EAST, 313.37 FEET TO THE POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain document recorded in the office of the County Recorder of Douglas County, Nevada on March 1, 1999, in Book 399, Page 0562, as Document No. 462410 of Official Records.

PARCEL II:

A THIRTY FOOT (30') PRIVATE ACCESS EASEMENT DESCRIBED IN DOCUMENT RECORDED MARCH 1, 1999 IN BOOK 3999, PAGE 563 AS DOCUMENT NO. 462411, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

Assessor's Parcel Number(s):
1220-16-101-005

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-16-101-005

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: \$416,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$416,000.00
 Real Property Transfer Tax Due: \$1,622.40

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 [Handwritten Signature] Capacity Agent
 Signature _____ Capacity _____

<p>SELLER (GRANTOR) INFORMATION (REQUIRED)</p> <p>Print Name: George V. Venturella and Carolyn A. Venturella Address: 1930 Morgan Court City: Gardnerville State: NV Zip: 89410</p>	<p>BUYER (GRANTEE) INFORMATION (REQUIRED)</p> <p>Print Name: Richard H. Baker Address: PO Box 3874 City: Incline Village State: NV Zip: 89450-3874</p>
---	--

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. #: 081506-TEA