

DOUGLAS COUNTY, NV

2016-886340

RPTT:\$897.00 Rec:\$16.00

\$913.00 Pgs=3

08/19/2016 11:11 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1320-30-813-001  
RPTT: \$897.00

Recording Requested By:  
Western Title Company  
Escrow No.: 081771-ARJ

When Recorded Mail To:  
Sarah Harvey  
1020 Aspen Grove Cir.  
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

  
Michelle Simpson

Escrow Assistant

**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,

Kenneth Lamascus, an unmarried man

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

Sarah Harvey, an Unmarried Woman

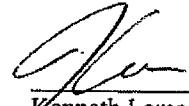
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

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

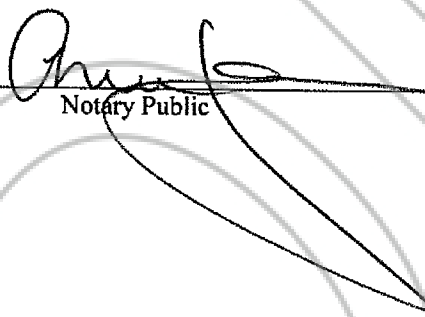
Lot 1 in Block C as set forth on the Final Map of MOUNTAIN GLEN, PHASE 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 28, 1989 in Book 989, Page 3823, as Document No. 211874.


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


Dated: 08/01/2016

  
\_\_\_\_\_  
Kenneth Lamascus

STATE OF Nevada } ss  
COUNTY OF Douglas  
This instrument was acknowledged before me on  
August 2, 2016  
By Kenneth Lamascus.

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

 **ANU JANSSE**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No. 03-80885-5 - Expires March 20, 2019

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Notary Public - State of Nevada  
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No. 03-80885-5 - Expires March 20, 2019

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1320-30-813-001

2. Type of Property:  
 a)  Vacant Land                      b)  Single Fam. Res.  
 c)  Condo/Twnhse                      d)  2-4 Plex  
 e)  Apt. Bldg                              f)  Comm'i/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: \$230,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$230,000.00  
 Real Property Transfer Tax Due: \$897.00

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 M. Simpson Capacity Escrow Assistant  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Kenneth Lamascus  
 Address: 144 Solitude  
 City: Christiansted  
 State: VI, St. Croix Zip: 00820

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Sarah Harvey  
 Address: 1020 Aspen Grove Circle  
 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. #: 081771-ARJ