

DOUGLAS COUNTY, NV
RPTT:\$2164.50 Rec:\$16.00
\$2,180.50 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2016-887614

09/15/2016 01:56 PM

APN#: 1420-35-201-037
RPTT: \$2,164.50

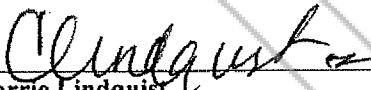
Recording Requested By:
Western Title Company

Escrow No.: 082024-CAL
When Recorded Mail To:
Elaine Gamboa
704 E. Francisquito Ave
West Covina, CA 91790

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,

Michael R. Galgiani and Cherie A. Galgiani, husband and wife as community property with right of survivorship

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

Elaine Gamboa, 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:

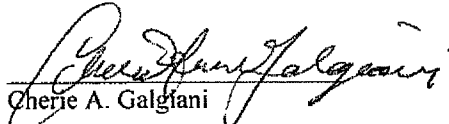
A parcel of land being located within the Northwest 1/4 of Section 35, Township 14 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, being further described as follows:

Parcel 4 of Parcel Map LDA 03-11 for Michael E. McCormick, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on August 20, 2003, in Book 803, Page 10571, as Document No. 587199.

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


Dated: 09/06/2016


Michael R. Galgiani

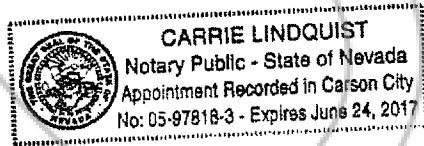

Cherie A. Galgiani

STATE OF Nevada }
COUNTY OF Carson City } ss
This instrument was acknowledged before me on
September 6, 2014

By Michael R. Galgiani and Cherie A. Galgiani.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-35-201-037

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: \$555,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$555,000.00
 Real Property Transfer Tax Due: \$2,164.50

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 _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Michael R. Galgiani and Cherie A. Galgiani
 Address: 1001 Sunny Crest Drive
 City: Carson City
 State: NV Zip: 89705

Print Name: Elaine Gamboa
 Address: 704 E. Francisquito Ave.
 City: West Covina
 State: CA Zip: 91790

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 5A
 City/State/Zip: Carson City, NV 89701

Esc. #: 082024-CAL