

APN#: 1220-09-810-081
RPTT: \$0.00 Exempt #5

Recording Requested By:
Western Title Company
Escrow No.: ARJACCM13

When Recorded Mail To:
Debra Kay Ross
Misty D. Dee
1020 Wagon Wheel Ct.
Gardnerville, NV 89460

Mail Tax Statements to: (deeds only)
Same as Above

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$16.00
\$16.00 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER
2016-889182
10/14/2016 03:32 PM
E05

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
Michelle Simpson Escrow Assistant

Grant, Bargain, and Sale Deed

**This document is being
recorded as an
accommodation only.**

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,

Debra Kay Ross, an unmarried woman

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

Debra Kay Ross and Misty D. Dee, a married couple, 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:

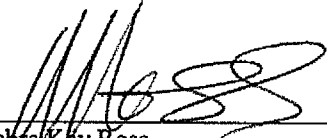
A parcel of land located within a portion of the Southeast one-quarter (SE ¼) of Section 9, Township 12 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Northeast corner Lot 306 as shown on the official plat for Gardnerville Ranchos Unit No. 2 in Book 1 as Document no. 28377; thence North 89° 47' 02" West, 220.07 feet to THE POINT OF BEGINNING, thence South 00°, 12' 58" West, 200.00 feet; thence North 89° 47' 02" West, 200.07 feet, thence North 00° 12' 58" East, 175.00 feet, thence along the arc of a curve to the right having a radius of 25.00 feet, delta of 90° 00' 00" and an arc length of 39.27 feet; thence South 89° 47' 02" East, 195.07 feet to THE POINT OF BEGINNING, containing 1.01 acres, more or less.

Pursuant to NRS 111.312, the above legal description previously appeared in *Affidavit – Death of Joint Tenant*, as document number 824003, recorded on May 22, 2013.

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

Dated: 06/14/2016



Debra Kay Ross

STATE OF Nevada _____

COUNTY OF Douglas _____

This instrument was acknowledged before me on


June 14, 2010 _____

By Debra Kay Ross.

} ss



M. SIMPSON
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 16-1483-5 - Expires January 20, 2020



Notary Public

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1220-09-810-081

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: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section #5
 b. Explain Reason for Exemption: Adding wife to title without consideration

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: Debra Kay Ross
 Address: 1020 Wagon Wheel Ct.
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Debra Kay Ross and Misty D. Dee
 Address: 1020 Wagon Wheel Ct.
 City: Gardnerville
 State: NV Zip: 89460

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. #: ARJACCM13