

DOUGLAS COUNTY, NV

2016-891248

RPTT:\$861.90 Rec:\$16.00

\$877.90 Pgs=3

11/28/2016 02:39 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1220-04-512-022

RPTT: \$861.90

Recording Requested By:

Western Title Company

Escrow No.: 084352-ARJ

When Recorded Mail To:

Thomas M. Rector, Jr.

Sarah A. Viola

1342 Toiyabe Avenue

Gardnerville, NV 89410

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,

Edward M. Tapper and Betsy Tapper, husband and wife and Mandy Lee Lucas, a married woman as her sole and separate property, all as Joint Tenants

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

Thomas M. Rector, Jr., an Unmarried Man, and Sarah A. Viola, an Unmarried Woman 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:

Lot 5 of FINAL MAP OF CARSON VALLEY ESTATES SUBDIVISION, UNIT NO. 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 23, 1970, as Document No. 50685, 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: 11/10/2016

Edward M. Tapper  
Edward M. Tapper

Betsy Tapper  
Betsy Tapper

Mandy Lee Lucas  
Mandy Lee Lucas


STATE OF Nevada  
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on  
November 17, 2016

By Edward M. Tapper, Betsy Tapper and Mandy Lee Lucas.

M. Simpson  
Notary Public

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

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 1220-04-512-022

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: \$221,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value: \$221,000.00

Real Property Transfer Tax Due: \$861.90

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: Edward M. Tapper and Betsy Tapper  
 Address: 11021 East Indigo Bush Pl.  
 City: Tucson  
 State: AZ Zip: 85748

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Thomas M. Rector, Jr. and Sarah A. Viola  
 Address: 1342 Toiyabe Avenue  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 084352-ARJ

Address: Douglas Office  
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)