

DOUGLAS COUNTY, NV
RPTT:\$1415.70 Rec:\$16.00
\$1,431.70 Pgs=3 11/28/2016 03:27 PM
ETRCO, LLC
KAREN ELLISON, RECORDER

APN#: 1320-33-818-011
RPTT: \$1,415.70

Recording Requested By:
Western Title Company
Escrow No.: 084194-ARJ

When Recorded Mail To:
Nancy A. O'Connell
1441 Cardiff Dr.
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
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,

Kyle Joseph Flagg and Sarah M. Flagg, husband and wife, as joint tenants with right of survivorship do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Nancy A. O'Connell, an Unmarried Woman

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

Lot 11 in Block A of CHICHESTER ESTATES PHASE 13 Final Subdivision Map # 1006-13 according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on October 4, 2004, in Book # 1004, at Page 1052, as Document #625784.

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

Dated: 11/01/2016



Kyle Joseph Flagg



Sarah M. Flagg

STATE OF Nevada

COUNTY OF Douglas

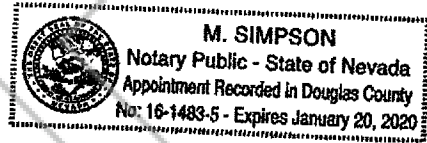
} ss

This instrument was acknowledged before me on
November 10, 2014

By Kyle Joseph Flagg and Sarah M. Flagg



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1320-33-818-011

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: \$363,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$363,000.00
 Real Property Transfer Tax Due: \$1,415.70

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)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Kyle Joseph Flagg and Sarah M. Flagg
 Address: 1463 Harvest Ave.
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Nancy A. O'Connell
 Address: 1441 Cardiff Dr.
 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
 Address: Douglas Office
 1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 084194-ARJ