

DOUGLAS COUNTY, NV

2016-892081

RPTT:\$865.80 Rec:\$17.00

\$882.80 Pgs=4

12/14/2016 01:54 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1219-22-002-016  
RPTT: \$865.80

Recording Requested By:  
Western Title Company  
Escrow No.: 084464-ARJ

When Recorded Mail To:  
Jeffrey Horonzy  
Amy Horonzy  
P.O. Box 3420  
Stateline, NV 89449

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,

Eric Chauncey Groo and Shery Lynne Ertzner-Groo, husband and wife as joint tenants with right of survivorship

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

Jeffrey Horonzy and Amy Horonzy, Husband and Wife 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 512, in Block C, as set forth on that certain official plat of JOB'S PEAK RANCH UNIT 5, Final Subdivision Map Planned Unit Development 2014-5, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 6, 2006 in Book 0306 of Official Records, at Page 1612, as Document No. 669211.

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

Dated: 12/01/2016

ECG  
Eric Chauncey Groo

Shery Lynne Ertzner-Groo  
Shery Lynne Ertzner-Groo

STATE OF CALIFORNIA }  
COUNTY OF SANTA CLARA } SS  
This instrument was acknowledged before me on

\_\_\_\_\_

By Eric Chauncey Groo and Shery Lynne Ertzner-Groo.

**SEE CA NOTARY ATTACHMENT**

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

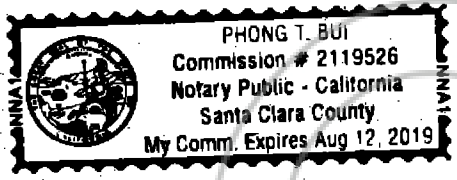
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of SANTA CLARA )
On 12/06/2016 before me, Phong T. Bui, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared Eric Chauncey Groo and
Shery Lynne Ertzner Groo
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature [Signature]
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Grant, Bargain and Sale Deed Document Date: Dec 1st, 2016
Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)
Signer's Name:
Corporate Officer -- Title(s):
Partner -- Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

Signer's Name:
Corporate Officer -- Title(s):
Partner -- Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1219-22-002-016

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: \$222,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$222,000.00  
 Real Property Transfer Tax Due: \$865.80

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: Eric Chauncey Groo and Shery Lynne Ertzner-Groo  
 Address: P.O. Box 110608  
 City: Campbell  
 State: CA                      Zip: 95011

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

Print Name: Jeffrey Horonzy and Amy Horonzy  
 Address: P.O. Box 3420  
 City: Stateline  
 State: NV                      Zip: 89449

**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. #: 084464-ARJ