

DOUGLAS COUNTY, NV

2016-892350

RPTT:\$0.00 Rec:\$19.00

12/20/2016 10:01 AM

\$19.00 Pgs=6

ETRCO, LLC

KAREN ELLISON, RECORDER

E03

APN#: 1320-11-001-008

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 084852-WLD

When Recorded Mail To:

Robert Taylor

1360 Rabbitbrush

Gardnerville, NV 89410

Mail Tax Statements to: (deeds only)

same as above

(space above for Recorder's use only)

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 _____

Wendy Dunbar

Escrow Officer

**** Document No. 2016-892245 is being rerecorded to correct the Legal Description from Lyon to Douglas County**

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$17.00
\$17.00 Pgs=4
ETRCO, LLC
KAREN ELLISON, RECORDER
2016-892245
12/16/2016 03:43 PM
E05

APN# : 1320-11-001-008

RPTT: \$-0-

Recording Requested By:
Western Title Company
Escrow No. 084852-WLD
When Recorded Mail To:
Robert Taylor
1360 Rabbitbrush
Gardnerville, NV 89410

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

(space above for Recorder's use only)

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 _____
Wendy Dunbar Escrow Officer

Grant, Bargain, and Sale Deed

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(additional recording fee applies)

APN# : 1320-11-001-008

RPTT: \$-0-

Recording Requested By:

Western Title Company

Escrow No. 084852-WLD

When Recorded Mail To:

Robert Taylor

1360 Rabbitbrush

Gardnerville, NV 89410

Recorded Electronically	
ID	<u>2010892245</u>
County	<u>Douglas</u>
Date	<u>12-10-10</u> Time <u>2:43PM</u>
Simplifile.com: 800.480.5557	

Mail Tax Statements to: (deeds only)

Same as Above

(space above for Recorder's use only)

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 _____

Wendy Dunbar

Escrow Officer

Grant, Bargain, and Sale Deed

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GRANT, BARGAIN AND SALE DEED

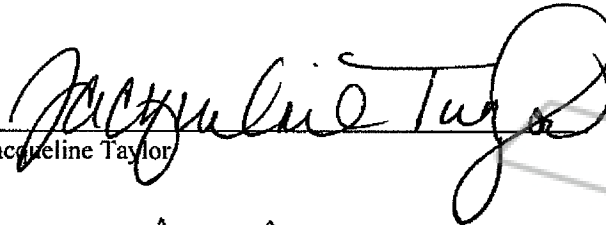
THIS INDENTURE WITNESSETH: That Jacqueline Taylor, spouse of the grantee herein, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Robert Taylor, a married man as his sole and separate property all that real property situated in the City of Minden, County of Douglas, State of Nevada described as follows:

See attached Exhibit A

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

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: 12/14/2016


Jacqueline Taylor

STATE OF Nevada

COUNTY OF Douglas

} ss

This instrument was acknowledged before me on

12.16.16

by Jacqueline Taylor.

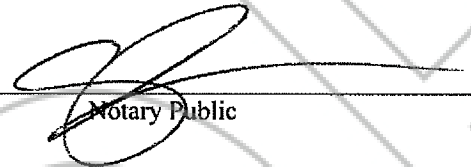

Notary Public



EXHIBIT "A"

All that certain real property situate in the County of Lyon, State of Nevada, described as follows:

Douglas

A parcel of land, located in the Northwest quarter of Section 11, T.13N., R.20E., M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

Commencing at the Northwest corner of said Section 11, proceed S 89°59'11" E, 2,634.98 feet, to a point; thence S 0°01'10" E, 1320.00 feet, to the TRUE POINT OF BEGINNING, which is the Northeast corner of the parcel; thence S 0°01'10" E, 440.00 feet to the southeast corner of the parcel; thence N 89°59'11" W, 495.00 feet, along the center of a fifty foot wide easement for a public road and utilities, to the Southwest corner of the parcel; thence N 0°01'10" W, 440.00 feet, to the Northwest corner of the parcel; thence S 89°59'11" E, 495.00 feet, to the TRUE POINT OF BEGINNING, and more fully shown as Parcel 3 on that certain parcel map filed on the 3rd day of September 1976, under Document No. 02981.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on December 23, 2015 as Document No. 2015-874431 of Official Records.

Assessor's Parcel Number(s):
1320-11-001-008

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1320-11-001-008

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
Deed in Lieu of Foreclosure Only (value of property) (
Transfer Tax Value: \$ 0
Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section #3
b. Explain Reason for Exemption: Deed being re-recorded to correct legal description from Lyon to Douglas County. Transfer tax was paid through doc No. 2016-892245

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 _____ Capacity Escrow Agent
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Jacqueline Taylor
Address: 1360 Rabbitbrush
City: Gardnerville
State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Robert Taylor
Address: 1360 Rabbitbrush
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. #: 084852-WLD
Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410