

DOUGLAS COUNTY, NV
RPTT:\$1177.80 Rec:\$16.00
\$1,193.80 Pgs=3 2017-893461
01/17/2017 03:14 PM
ETRCO, LLC
KAREN ELLISON, RECORDER

APN#: 1220-16-411-017
RPTT: \$1,177.80

Recording Requested By:
Western Title Company
Escrow No.: 085267-ARJ

When Recorded Mail To:
Wendy Ford
24583 Avenida Musico
Murreita, CA 92562

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,

Steve Cook and Carolyn Cook, husband and wife as joint tenants

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

Wendy Ford, an Unmarried Woman

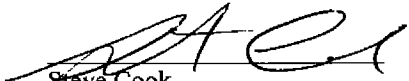
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

Lot 1, Block B, as shown on the Final Map of MOUNTAIN SHADOWS APARTMENTS, recorded February 5, 1992, in Book 292, Page 472, Document No. 270423, Official Records of Douglas County, State of Nevada.

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

Dated: 01/09/2017


Steve Cook


Carolyn Cook

STATE OF Nevada

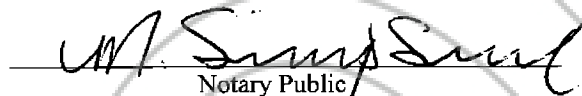
COUNTY OF DOUGLAS

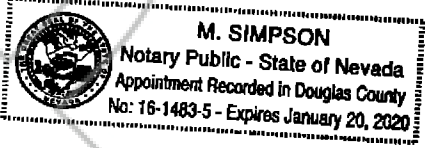
This instrument was acknowledged before me on

January 9, 2017

By Steve Cook and Carolyn Cook

} ss


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-16-411-017

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:	\$302,000.00
Deed in Lieu of Foreclosure Only (value of property)	(_____)
Transfer Tax Value:	\$302,000.00
Real Property Transfer Tax Due:	\$1,177.80

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: Steve Cook and Carolyn Cook
 Address: P.O. Box 39
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name: Wendy Ford
 Address: 24583 Avenida Musico
 City: Murreita
 State: CA Zip: 92562

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company Esc. #: 085267-ARJ
 Address: Douglas Office
 1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410