

DOUGLAS COUNTY, NV

2017-894108

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

02/02/2017 09:56 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

E05

APN# : 1420-35-410-008

RPTT: \$-0-

Recording Requested By:

Western Title Company

Escrow No. 085533-WLD

When Recorded Mail To:

Patrick R. Moran

23 Beresford Ct.

San Mateo, CA 94403

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

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 Edith M. Moran, 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 Patrick R. Moran, 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:

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


A portion of the Southwest 1/4 of Section 35, Township 14 North, Range 20 East, M.D.B. & M., more particularly described as follows:

Lot 32 in Block C as set forth on the Final Subdivision Map FSM #94-04-01 for SKYLINE RANCH PHASE 1 filed for record with the Douglas County Recorder on May 11, 2001 in Book 501 of Official Records, Page 3298 as Document No. 514006.

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: 01/23/2017



Edith M. Moran

STATE OF Nevada _____

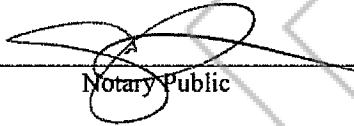
COUNTY OF Douglas _____

} ss

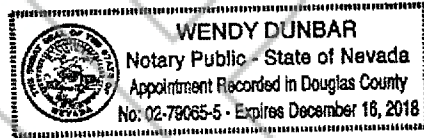
This instrument was acknowledged before me on

8.1.17 _____

by Edith M. Moran.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1420-35-410-008

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 #5
 b. Explain Reason for Exemption: wife deeding off to husband, no consideration

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 Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Edith M. Moran
 Address: 23 Beresford Ct.
 City: San Mateo
 State: CA Zip: 94403

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Patrick R. Moran
 Address: 23 Beresford Ct.
 City: San Mateo
 State: CA Zip: 94403

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. #: 085533-WLD