

DOUGLAS COUNTY, NV

2017-896165

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

03/20/2017 04:03 PM

ETRCO

KAREN ELLISON, RECORDER

E03

APN# : 1320-33-402-069

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 086507-ARJ

When Recorded Mail To:

ROWE HALES YTURBIDE, LLP

JENNIFER YTURBIDE, ESQ.

Post Office Box 2080

Minden, NV

89423

Mail Tax Statements to: (deeds only)

Kaith Squires

1809 Marian Avenue

Carson, City

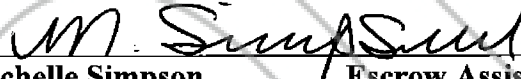
89706

(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 _____



Michelle Simpson

Escrow Assistant

Grant, Bargain and Sell Deed

**Document No. 2016-892619 is being re-recorded to
reflect the seller's middle initial**

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



KAREN ELLISON, RECORDER E07

APN: 1320-33-402-069

When Recorded Mail to:

ROWE HALES YTURBIDE, LLP
JENNIFER YTURBIDE, ESQ.
Post Office Box 2080
Minden, NV 89423

Send Tax Statements To:

Keith Squires
1809 Marian Avenue
Carson City, NV 89706

Grant, Bargain and Sell Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RONNA J. HUBBARD, Successor Trustee under The Ronald and Dorothy Squires Family* Trust, U/T/D March 22, 1991, does hereby grant, bargain, sale and convey an undivided 50% interest to Keith Squires and an undivided 50% interest to Bruce Squires, as tenants in common, all right, title and interest in the real property located in Gardnerville, Nevada, in Douglas County, Nevada, more particularly described as follows:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land situated in and being a portion of the Southwest Quarter of the Southwest Quarter of Section 33, Township 13 North, Range 20 East, M.D.B. & M.; described as follows:

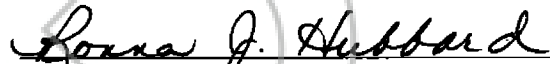
Beginning at a point that bears North 39 degrees, 11 minutes West, 287.8 feet from the Gardnerville Town Monument near Dettling residence, and running North 45 degrees, 10 minutes West, 100 feet along the North side of Main Street; thence North 44 degrees, 50 minutes East, 204.2 feet to Mission Street; thence South 40 degrees, 29 minutes East, 104.3 feet along the North side of Mission Street; thence South 46 degrees, 00 minutes West, 195.7 feet to the point of beginning.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Pursuant to NRS 239B.030(4), I affirm that this instrument does not contain the personal information of any person.

Pursuant NRS 111.312, this legal description was previously recorded at Document No. 336325 on April 29, 1994, Book No.0494, Page No. 5577.

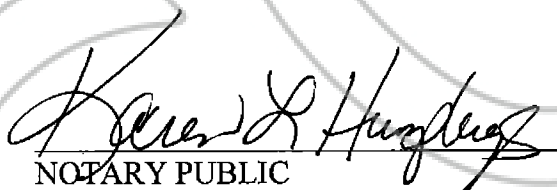
DATED this 19 day of December, 2016.

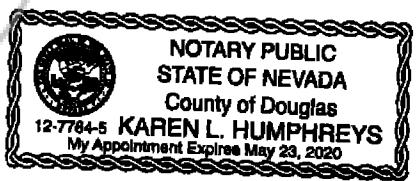


RONNA J. HUBBARD
Successor Trustee of
The Ronald and Dorothy Squires Family Trust
U/T/D, March 22, 1991 *J

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 19 day of December, 2016 by RONNA J. HUBBARD.


NOTARY PUBLIC



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-33-402-069

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: \$425,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$425,000.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section #3
 b. Explain Reason for Exemption: re-recording to reflect seller's middle initial

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: Ronna J Hubbard, Successor Trustee
 Address: 1970 Cornstock Drive
 City: Carson City
 State: NV Zip: 89706

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Keith Squires
 Address: 1809 Marian Ave
 City: Carson City
 State: NV Zip: 89706

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. #: 086507-ARJ