

DOUGLAS COUNTY, NV

2017-896167

RPTT:\$0.00 Rec:\$17.00

03/20/2017 04:03 PM

\$17.00 Pgs=4

ETRCO

KAREN ELLISON, RECORDER

E05

APN# : 1320-33-402-069

RPTT: \$-0- Exempt #5

Recording Requested By:

Western Title Company

Escrow No. 086507-ARJ

When Recorded Mail To:

Keith Squires

1809 Marian Avenue

Carson City, NV

89706

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

M. 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 Susan B. Squires, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Keith Squires, a married man as his sole and separate property all that real property situated in the City of Gardnerville, 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: 03/15/2017

Susan Squires
Susan B. Squires

STATE OF Nevada

COUNTY OF Carson City

This instrument was acknowledged before me on

3/17/17
by Susan B. Squires.

} ss

Christine Bureau
Notary Public



EXHIBIT "A"

All that certain real property 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 22, 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.

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 April 29, 1994, in Book 494, Page 5577 as Document No. 336.25 of Official Records.

**Assessor's Parcel Number(s):
1320-33-402-069**

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section #5
 b. Explain Reason for Exemption: Wife Deeding to Husband without 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 M. Simps Capacity Escrow Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Susan B Squires
 Address: 1809 Marian Avenue
 City: Carson City
 State: NV Zip: 89706

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Keith Squires
 Address: 1809 Marian Avenue
 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