

DOUGLAS COUNTY, NV

2017-898198

RPTT:\$780.00 Rec:\$16.00

\$796.00 Pgs=3

05/05/2017 11:38 AM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1420-07-717-009  
RPTT: \$780.00

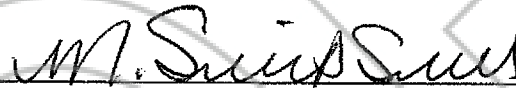
Recording Requested By:  
Western Title Company  
Escrow No.: 087676-ARJ

When Recorded Mail To:  
Ann Espinoza  
3465 Vista Grande Blvd.  
Carson City, NV 89705

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

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,

Donald A. Oldfield, an Unmarried Man

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

Ann Espinoza, an Unmarried Woman

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, 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 3 in Block A, as shown on the filed map of HIGHLAND ESTATES UNIT NO. 3, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 2, 1978, as Document No. 20213.

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

Dated: 04/26/2017



Donald A. Oldfield

STATE OF Nevada

COUNTY OF Douglas

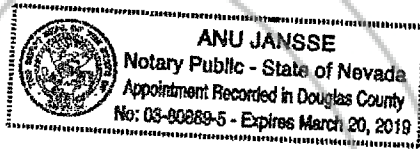
This instrument was acknowledged before me on

May 3, 2014.

By Donald A. Oldfield.



Notary Public



} ss

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1420-07-717-009

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: \$200,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$200,000.00  
 Real Property Transfer Tax Due: \$780.00

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. Sumpster Capacity ESCROW ASSISTANT  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

Print Name: Donald A. Oldfield  
 Address: 14320 3/4 Dickens St.  
 City: Sherman Oaks  
 State: CA Zip: 91423

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Ann Espinoza  
 Address: 3465 Vista Grande Blvd  
 City: Carson City  
 State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company Esc. #: 087676-ARJ  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410