

DOUGLAS COUNTY, NV

2017-898369

RPTT:\$561.60 Rec:\$17.00

\$578.60 Pgs=4

05/10/2017 09:27 AM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1420-33-101-002

RPTT: \$561.60

Recording Requested By:

Western Title Company

Escrow No.: 086745-TEA

When Recorded Mail To:

Thomas James

Heidi James

1333 Jackie Lane

Minden, NV 89423

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

Traci Adams

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sunny April Martin as Personal Representative of the Estate of Patrick Emmett Martin also known as Patrick E. Martin, pursuant to Order Confirming Sale of Real Property, Case No 16-PB-0126 being recorded concurrently herewith

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

Thomas James and Heidi James, husband and wife as joint tenants with right of survivorship


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

See attached Exhibit A

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

Dated: 05/3/2017

The Estate of Patrick Emmett Martin also known as Patrick E. Martin


Sunny April Martin, Personal Representative

STATE OF Nevada } ss
COUNTY OF Douglas

This instrument was acknowledged before me on
May 8, 2017

By Sunny April Martin.

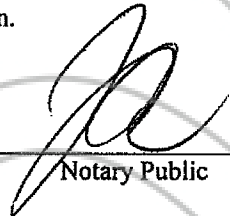

Notary Public



EXHIBIT "A"

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

Parcel 1:

Commencing at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 14 North, Range 20 East; thence East along the North line of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 33 a distance of 230 feet to the true point of beginning; thence continuing along said North line a distance of 150 feet; thence South and parallel to the West line of said Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 33 a distance of 290.4 feet; thence West a distance of 150 feet; thence North a distance of 290.4 feet to the true point of beginning.

Parcel 2:

A permanent non-exclusive easement and right of way for roadway purposes over and across the North 15 feet of the North half of the Northwest 1/4 of Section 33, Township 14 North, Range 20 East, M.D.M., Douglas County, Nevada.

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 December 9, 2002, in Book 1202, Page 3943 as Document No. 560219 of Official Records.

Assessor's Parcel Number(s):
1420-33-101-002

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-33-101-002

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: \$144,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$144,000.00
 Real Property Transfer Tax Due: \$561.60

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 [Signature] Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Sunny April Martin as Personal Representative of the Estate of Patrick Emmett Martin also known as Patrick E. Martin
Address: 2678 East Valley
City: Minden
State: NV **Zip:** 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Thomas James and Heidi James
Address: 1333 Jackie Lane
City: Minden
State: NV **Zip:** 89423

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. #: 086745-TEA