

DOUGLAS COUNTY, NV
RPTT:\$916.50 Rec:\$16.00
\$932.50 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2017-898442
05/10/2017 11:57 AM

APN#: 1220-04-510-045
RPTT: \$916.50

Recording Requested By:
Western Title Company
Escrow No.: 087559-ARJ

When Recorded Mail To:
Hector Alaniz
Tina Alaniz
1341 Toiyabe Avenue
Gardnerville, NV 89410

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

Anu Janse

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,

Patrick J Forster and Linda A Forster, husband and wife, as community property with right of survivorship

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

Hector Alaniz and Tina Alaniz, 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 Gardnerville, 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 45 of CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 19, 1965, in Book 33, Page 19, Document No. 28834.

Together with water rights under Carson River Claimant # 000733.

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

Dated: 05/01/2017

Grant, Bargain and Sale Deed – Page 2

Patrick J. Forster
Patrick J Forster

Linda A. Forster
Linda A Forster

STATE OF Nevada

COUNTY OF Douglas

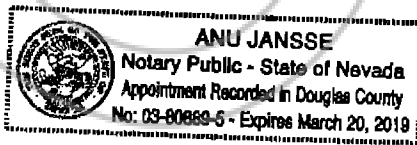
} ss

This instrument was acknowledged before me on

May 8, 2014

By Patrick J Forster and Linda A Forster.

Anu Jansse
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-04-510-045

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: \$235,000.00
 Deed in Lieu of Foreclosure Only(value of property) (_____)
 Transfer Tax Value: \$235,000.00
 Real Property Transfer Tax Due: \$916.50

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. Simpson Capacity: Escrow Assistant
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Patrick J Forster and Linda A Forster
 Address: P.O. Box 1305
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Hector Alaniz and Tina Alaniz
 Address: 1341 Toiyabe Avenue
 City: Gardnerville
 State: NV Zip: 89410

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. #: 087559-ARJ