

DOUGLAS COUNTY, NV
RPTT:\$1131.00 Rec:\$16.00
\$1,147.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2017-898784

05/18/2017 10:34 AM

APN#: 1420-07-112-019
RPTT: \$1,131.00

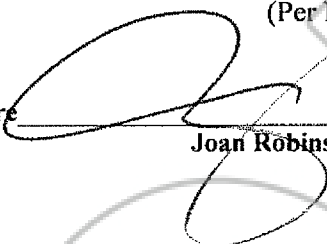
Recording Requested By:
Western Title Company
Escrow No.: 087651-CKL

When Recorded Mail To:
Audra Clarke
889 Valley Crest Dr.
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


Joan Robinson / 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,

Gloria J. Duncan and Susan Lynn Potter, Co-Trustees of the Duncan Living Trust, dated October 25, 2004

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

Audra Clarke, 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 C-10 in Block C as shown on the Final Map #1007-3 of VALLEY VIEW ESTATES, PHASE 2 recorded in the office of the Douglas County Recorder, State of Nevada, on August 29, 1997, in Book 897, at Page 6072, as Document No. 420670, Official Records.

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

Dated: 04/28/2017

Duncan Living Trust, dated October 25, 2004

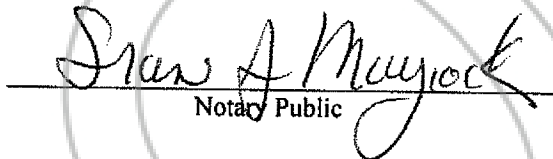

Gloria J. Duncan, Trustee

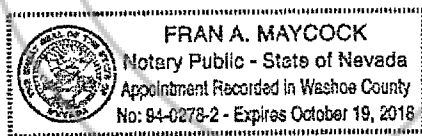

Susan Lynn Potter, Trustee

STATE OF W
COUNTY OF WASHOE } ss

This instrument was acknowledged before me on
May 17, 2017

By Gloria J. Duncan and Susan Lynn Potter, Co-Trustees


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-07-112-019

2. Type of Property:
 a) Vacant Land
 c) Condo/Twnhse
 e) Apt. Bldg
 g) Agricultural
 i) Other _____
 b) Single Fam. Res.
 d) 2-4 Plex
 f) Comm'l/Ind'l
 h) Mobile Home

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$290,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$290,000.00
 Real Property Transfer Tax Due: \$1,131.00

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 _____ Capacity Escrow Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Gloria J. Duncan and Susan Lynn Potter, Co-Trustees of the Duncan Living Trust, dated October 25, 2004
 Address: 10247 Maruyama Court
 City: Sacramento
 State: CA Zip: 95829

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Audra Clarke
 Address: 889 Valley Crest Drive
 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
 Address: McCarran Branch
6774 So. McCarran Blvd. Suite 102A
 City/State/Zip: Reno, NV 89509

Esc. #: 087651-CKL

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)