

DOUGLAS COUNTY, NV

2017-899384

RPTT:\$924.30 Rec:\$16.00

\$940.30 Pgs=3

05/31/2017 02:37 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1220-21-610-261  
RPTT: \$924.30

Recording Requested By:  
Western Title Company

Escrow No.: 088384-ARJ

When Recorded Mail To:  
Michael Gaffney  
Jennifer Gaffney  
716 Hornet Drive  
Gardnerville, NV 89460

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 Jansse

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,

Rileys' Rentals, LLC, a Nevada limited liability company

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

Michael Gaffney and Jennifer Gaffney, 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 lot, piece, parcel or portion of land situate, lying and being within the northeast 1/4 of section 21, Township 12 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:**

**Lot 486 as shown on the official map of GARDNERVILLE RANCHOS UNIT NO. 6 Subdivision, filed for record in Book 573 at Page 1026 as Document Number 66512, Official Records of Douglas County, Nevada.**

**Together with all of that portion of Lot 485 as shown on the aforesaid map described as follows:**

**Commencing at the south corner common to Lots 485 and 486 as shown on aforesaid map, which point is the TRUE POINT OF BEGINNING; thence along the boundary line common to said Lots 485 and 486 North 17°38'00" West a distance of 96.67 feet; thence leaving said line North 81°22'26" East a distance of 17.63 feet; thence South 07°07'38" East a distance of 95.51 feet to the South corner common to Lots 485 and 486 which point is the TRUE POINT OF BEGINNING.**

**The Basis of Bearing for this description is the centerline of Wasp Court, which bears North 05°44'00" West as shown on the official map of GARDNERVILLE RANCHOS UNIT NO. 6 Subdivision, filed for record in Book 573 at Page 1026 as Document Number 66512, Official Records of Douglas County, Nevada.**

**NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Deed recorded in the office of the County Recorder of Douglas County, Nevada on June 30, 1999, in Book 699, Page 6250, as Document No. 471446 of 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: 05/31/2017

Rileys' Rentals, LLC, a Nevada limited liability company


*Charlotte A. Riley*  
By Charlotte A. Riley, Managing Member

STATE OF Nevada  
COUNTY OF Washoe } ss

This instrument was acknowledged before me on  
May 31, 2017

By Charlotte A. Riley

*[Signature]*  
\_\_\_\_\_  
Notary Public

 **TIFFANY FULLER**  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 04-90901-2 - Expires October 19, 2018

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-21-610-261

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: \$237,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$237,000.00  
 Real Property Transfer Tax Due: \$924.30

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: Rileys' Rentals, LLC, a Nevada limited liability company  
 Address: 1545 Del Webb Pkwy  
 City: Reno  
 State: NV Zip: 89523

BUYER (GRANTEE) INFORMATION  
 (REQUIRED)

Print Name: Michael Gaffney and Jennifer Gaffney  
 Address: 716 Hornet Drive  
 City: Gardnerville  
 State: NV Zip: 89460

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. #: 088384-ARJ