

DOUGLAS COUNTY, NV

2017-899461

RPTT:\$468.00 Rec:\$17.00

\$485.00 Pgs=4

06/01/2017 02:18 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1220-04-111-026

RPTT: \$468.00

Recording Requested By:

Western Title Company

Escrow No.: 087500-TEA

When Recorded Mail To:

Patricia Montgomery

1248 Kingslane

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 _____

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,

Towse, LLC, a Nevada Limited Liability Company, as to an undivided 20.16% interest, and Mark A. Barnett and Sherry M. Barnett, husband and wife as to an undivided 79.84% interest, all as tenants in common

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

Patricia Montgomery, an unmarried woman

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 24 as shown on the Official Map of KINGSLANE UNIT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on December 26, 1968, in Book 64, Page 82 as Document No. 43243.

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

Dated: 05/09/2017

Mark A. Barnett
Mark A. Barnett

Sherry M. Barnett
Sherry M. Barnett

Towse, LLC, a Nevada Limited Liability Company

Suzanne Towse
Suzanne Towse
Managing Member

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on
May 16, 2017

By Suzanne Towse.

 **TRACI ADAMS**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 69-1891-5 - Expires January 5, 2019

[Signature]
Notary Public

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on
May 18, 2017

By Mark A. Barnett and Sherry M. Barnett

 **TRACI ADAMS**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 69-1891-5 - Expires January 5, 2019

[Signature]
Notary Public

STATE OF NEVADA

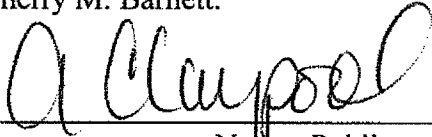
} s.s.

COUNTY OF Douglas

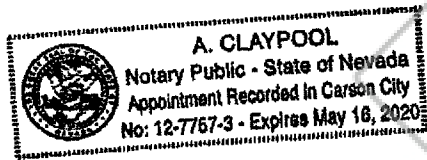
This instrument was acknowledged before me on

May 18, 2017,

by Sherry M. Barnett.



Notary Public



COPY

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1220-04-111-026

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: \$120,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$120,000.00
 Real Property Transfer Tax Due: \$468.00

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 *Mark Barnett* Capacity *grantor*
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Towse, LLC, a Nevada Limited Liability Company, Mark A. Barnett and Sherry M. Barnett
 Address: P.O. Box 37
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Patricia Montgomery
 Address: 1248 Kingslane
 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 Esc. #: 087500-TEA
 Address: Douglas Office
 1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410