

DOUGLAS COUNTY, NV

2017-900601

RPTT:\$916.50 Rec:\$16.00

\$932.50 Pgs=3

06/27/2017 01:40 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1220-16-210-076

RPTT: \$916.50

Recording Requested By:

Western Title Company

Escrow No.: 088559-ARJ

When Recorded Mail To:

Brian Abbott and Tara Abbott

1266 Manhattan Way

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 _____

M. Simpson
Michelle Simpson

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,

James A. Woods and Dianne L. Woods, husband and wife as joint tenants with right of survivorship

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

Brian Abbott and Tara Abbott, husband and wife as joint tenants with right of survivorship

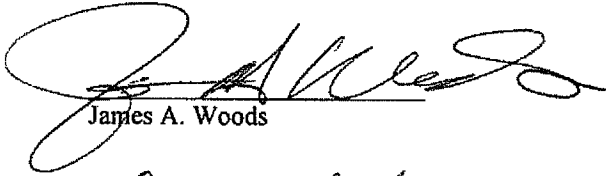
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

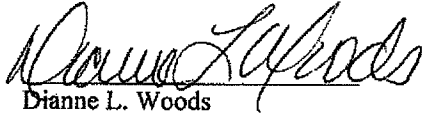
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 9, in Block C, as shown on the AMENDED MAP OF RANCHOS ESTATES, Filed in the office of the County Recorder of Douglas County, Nevada, October 30, 1972, as Document No. 62493.

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

Dated: 06/15/2017


James A. Woods


Dianne L. Woods

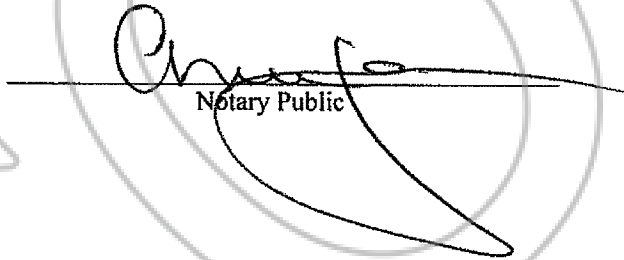
STATE OF Nevada

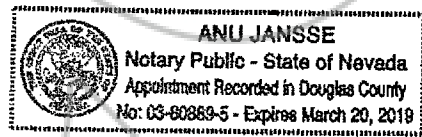
COUNTY OF Douglas

This instrument was acknowledged before me on

6/27/14

By James A. Woods and Dianne L. Woods.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-16-210-076

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 ESCOROW ASSISTANT
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: James A. Woods and Dianne L. Woods
 Address: 2008 Bordeaux Street
 City: Carson City
 State: NV Zip: 89701

Print Name: Brian Abbott and Tara Abbott
 Address: 1266 Manhattan Way
 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 Esc. #: 088559-ARJ
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410