

16-

APN# : 1320-30-813-056
RPTT: \$1,322.10



00058025201709009810040043
KAREN ELLISON, RECORDER

Recording Requested By:
Western Title Company
Escrow No.: 088744-TEA
When Recorded Mail To:
Mary Anne Martin
1077 Aspen Grove Circle
Minden, NV 89423

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,

Richard Kudrna, an unmarried man and Dennis McDuffee, a married man as his sole and separate property

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

Mary Anne Martin, a married woman as her sole and separate property

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, 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:

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

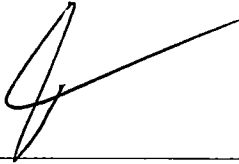
Commencing at a point on the Westerly line of Aspen Grove Circle a 30' wide private access and public utility easement, said point being the Northeast corner of Lot 22 as shown on the Final Subdivision Map for Cottages In Mountain Glen Recorded as Document #549206 of the DOUGLAS County Recorder's Office, which bears S. 31°25'22" W., 275.25 feet from the Northeast corner of said Final Subdivision Map;

thence N. 00°53'30" E., along said Westerly line, 80.00';
thence N. 89°06'30" W., 17.83' to the TRUE POINT OF BEGINNING;
thence S. 00°53'30" W., 22.00';
thence N. 89°06'30" W., 24.50';
thence S. 00°53'30" W., 8.00';
thence N. 89°06'30" W., 52.50';
thence N. 00°53'30" E., 22.00';
thence S. 89°06'30" E., 18.00';
thence N. 00°53'30" E., 8.00';
thence S. 89°06'30" E., 59.00' to the TRUE POINT OF BEGINNING;

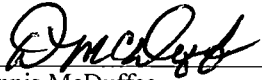
NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Deed recorded in the office of the County Recorder of Douglas County, Nevada on September 23, 2015, as Document No. 2015-870010 of Official Records.

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

Dated: 06/25/2017



Richard Kudrna



Dennis McDuffee

STATE OF Nevada

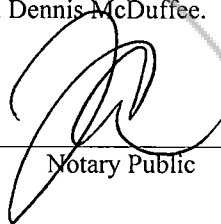
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on

7/3/17

By Richard Kudrna and Dennis McDuffee.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-30-813-056

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: \$339,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$339,000.00
 Real Property Transfer Tax Due: \$1,322.10

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 Mary Anne Martin Capacity Buyer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Richard Kudrna and Dennis McDuffee
Address: 1502 Hussman
City: Gardnerville
State: NV **Zip:** 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Mary Anne Martin
Address: 1077 Aspen Grove Circle
City: Minden
State: NV **Zip:** 89423

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. #: 088744-TEA