

DOUGLAS COUNTY, NV

**2017-901243**

RPTT:\$487.50 Rec:\$16.00

\$503.50 Pgs=3

07/12/2017 09:36 AM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1318-23-410-015

RPTT: \$487.50

**Recording Requested By:**

Western Title Company

**Escrow No.: 089233-WLD**

**When Recorded Mail To:**

**Lora Lee Boyd**

**P.O. BOX 10995**

**ZEPHYR COVE, NV 89448**

**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 \_\_\_\_\_

**Wendy Dunbar**

**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,

Thomas A. Nye and Roberta Nye, Trustees of the Thomas A. Nye and Roberta Nye Revocable Family Trust, dated May 26, 2017 who erroneously acquired title as Thomas A. Nye and Roberta Nye Revocable Family Trust, dated May 26, 2017

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

Lora Lee Boyd, a single woman

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

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

Lot 33, as shown on the map of PONDEROSA PARK SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on February 25, 1970, as Document No. 47249.

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

Dated: 07/06/2017

The Thomas A. Nye and Roberta Nye Revocable Family Trust

Thomas A. Nye  
Thomas A. Nye, Trustee

Roberta Nye  
Roberta Nye, Trustee

STATE OF Nevada

COUNTY OF Douglas

} ss

This instrument was acknowledged before me on

7.11.2017

By Thomas A. Nye and Roberta Nye.

[Signature]  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1318-23-410-015

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: \$125,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( )  
 Transfer Tax Value: \$125,000.00  
 Real Property Transfer Tax Due: \$487.50

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 \_\_\_\_\_ Capacity Escrow Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
**Print Name:** Thomas A. Nye and Roberta Nye, Trustees of the Thomas A. Nye and Roberta Nye Revocable Family Trust, dated May 26, 2017  
**Address:** P.O. BOX 3693  
**City:** Stateline  
**State:** NV **Zip:** 89449

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
**Print Name:** Lora Lee Boyd  
**Address:** P.O. BOX 10995  
**City:** ZEPHYR COVE  
**State:** NV **Zip:** 89448

**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. #: 089233-WLD