

DOUGLAS COUNTY, NV  
RPTT:\$1072.50 Rec:\$16.00  
\$1,088.50 Pgs=3 07/14/2017 01:20 PM  
ETRCO  
KAREN ELLISON, RECORDER

APN#: 1420-08-210-053  
RPTT: \$1,072.50

Recording Requested By:  
Western Title Company

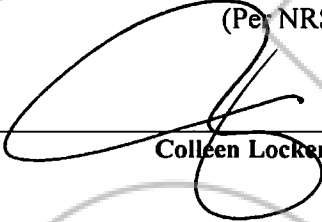
Escrow No.: 089541-CRL  
When Recorded Mail To:  
Guillermo Ramirez Gonzales and  
Maria Rodriquez Martinez  
989 Sunnycrest Dr  
Carson City, Nv. 89705

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 \_\_\_\_\_

  
Colleen Locker / 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,

Lawrence J. Friedman, an unmarried man as his sole and separate property

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

Guillermo Ramirez Gonzales and Maria Rodriquez Martinez, husband and wife as joint tenants

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

All that Parcel of land located in Lot 4 of Block H and Park (open space) of SUNRIDGE HEIGHTS PHASE 3 filed as Document 338607 in the Douglas County Nevada Recorders Office described as:

Beginning at the Northwest corner of said Lot 4 and thence the following 5 courses:

1. North 89°56'10" East, 70.00 feet.
2. South 00°03'50" East, 109.33 feet.
3. South 82°20'52" West, 56.54 feet.
4. North 22°45'58" West, 36.17 feet.
5. North 00°03'50" West, 83.42 feet.

Reference is made to Record of Survey recorded July 16, 1997 in Book 796, Page 2361, as Document No. 392125.

NOTE: The above metes and bounds description appeared previously in that certain Individual Grant Deed recorded in the office of the County Recorder of Douglas County, Nevada on September 29, 1997, as Document No. 422732 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.

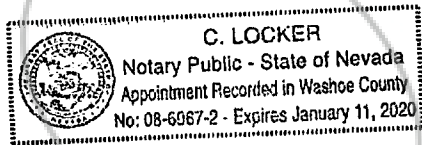
Dated: 07/11/2017

*Lawrence J. Friedman by Megan Bronk as attorney in fact*  
Lawrence J. Friedman by Megan Bronk as attorney-in-fact

STATE OF NEVADA } ss  
COUNTY OF Washoe  
This instrument was acknowledged before me on  
July 13, 2017

By Megan Bronk, as attorney in fact for Lawrence J. Friedman.

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



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1420-08-210-053

2. Type of Property:  
 a)  Vacant Land                      b)  Single Fam. Res.  
 c)  Condo/Twnhse                      d)  2-4 Plex  
 e)  Apt. Bldg                              f)  Comm'/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: \$275,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$275,000.00  
 Real Property Transfer Tax Due: \$1,072.50

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 [Signature] Capacity GRANTEE  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

Print Name: Lawrence J. Friedman  
 Address: 425 Octavia Ct.  
 City: RENO  
 State: NV. Zip: 89509

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Guillermo Ramirez Gonzales and Maria Rodriguez Martinez  
 Address: 989 SunnyCrest DR  
 City: Carson City  
 State: NV. Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: McCarran Branch  
6774 So. McCarran Blvd. Suite 102A  
 City/State/Zip: Reno, NV 89509

Esc. #: 089541-CRL

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)