

DOUGLAS COUNTY, NV

2017-901857

RPTT:\$721.50 Rec:\$17.00

07/25/2017 02:27 PM

\$738.50 Pgs=4

ETRCO

KAREN ELLISON, RECORDER

APN# : 1320-07-801-041

RPTT: \$721.50

Recording Requested By:

Western Title Company

Escrow No.: 086786-WLD

When Recorded Mail To:

**Christopher Noe and Nguyet Vu
1329 US Hwy 395 N., Ste. 10-163
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 _____

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,

William L. Garrison and Jenny Garrison, husband and wife as joint tenants


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


Christopher Noe and Nguyet Vu, 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 Minden, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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


William L. Garrison


Jenny Garrison

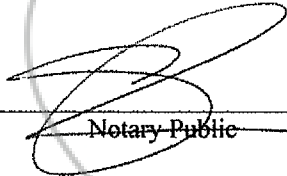
STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

7.25.2017

By William L. Garrison and Jenny Garrison.


Notary Public

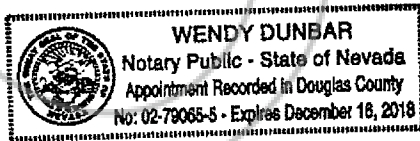


EXHIBIT "A"

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

LOT 3 - UNIT 15 GENOA GENERAL STORAGE

A parcel of land located within a portion of Section 7, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

Beginning at the Northeast corner on Unit 15, as shown on Record of Survey #3 for Genoa General Storage recorded as Document No. 2015-859264 of the Douglas County Recorder's Office, which bears S. 16°18'50" W., 455.29' from the Northeast corner of Lot 3 as shown on said Record of Survey;

thence S 00°07'00" W., 52.00' ;
thence N 89°53'00" W, 48.00' ;
thence N 00°07'00" E, 52.00' ;
thence S 89°53'00" E, 48.00' to the Point of Beginning.

Basis of Bearing:

Easterly line of Parcel 4B as shown on the Parcel Map for Ronald F. Thaheld and Fred H. Thaheld, recorded as Document No. 111959 of the Douglas County Recorder's Office. (N. 00°07'00" E.)

NOTE: The above metes and bounds description was prepared by Richard E. Stein, PLS# License No. 16932, if applicable, at 1038 NW 32nd Street, Corvallis, OR 97330.

Assessor's Parcel Number(s):
1320-07-801-041

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-07-801-041

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:	\$185,000.00
Deed in Lieu of Foreclosure Only (value of property)	(_____)
Transfer Tax Value:	\$185,000.00
Real Property Transfer Tax Due:	\$721.50

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: William L. Garrison and Jenny Garrison
 Address: P.O. Box 43
 City: Genoa
 State: NV Zip: 89411

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Christopher Noe and Nguyet Vu
 Address: 1329 US Hwy 395 N., Ste. 10-163
 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
 Address: Douglas Office
 1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 086786-WLD