

DOUGLAS COUNTY, NV
RPTT:\$1072.50 Rec:\$18.00
\$1,090.50 Pgs=5
ETRCO
KAREN ELLISON, RECORDER

2017-903146

08/25/2017 10:06 AM

APN#: 1320-29-214-013

RPTT: \$1,072.50

Recording Requested By:

Western Title Company

Escrow No.: 090326-WLD

When Recorded Mail To:

Goar Barsegian

1758 Hillfair Dr.

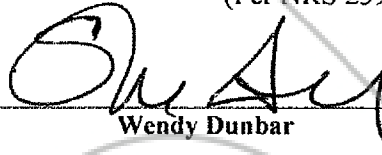
Glendale, CA 91208

**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 document is being executed in counterpart

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,

Joanne L. Longre, an unmarried woman and Raymond Longre and Angela Longre, husband and wife as joint tenants, all together as joint tenants

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

Goar Barsegian, a single woman

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:

PARCEL 1:

Lot 30, as shown on the Official Plat of WINHAVEN UNIT NO. 2, PHASE B, filed for record in the office of the County Recorder, recorded on September 14, 1990, in Book 990 of Official Records, at Page 1935, Douglas County, Nevada, as Document No. 234655.

PARCEL 2:

A non-exclusive easement for use, enjoyment, ingress and egress over the common area as set forth in Declaration of Covenants, Conditions and Restrictions recorded September 28, 1990, in Book 990, Page 4348, as Document No. 235644, 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: 08/16/2017

Joanne L. Longre

Raymond Longre
Raymond Longre

Angela Longre
Angela Longre

STATE OF Nevada

COUNTY OF Douglas

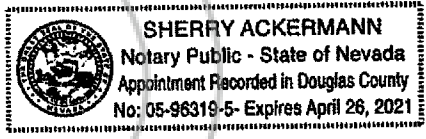
} ss

This instrument was acknowledged before me on

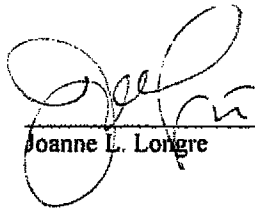
August 21, 2017

By Raymond Longre & Angela Longre

Sherry Ackermann
Notary Public



Grant, Bargain and Sale Deed – Page 2



Joanne L. Longre

Raymond Longre

Angela Longre

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on

By _____

Notary Public

} ss

PREPARED BY

COPIES

Y

CALIFORNIA ACKNOWLEDGMENT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

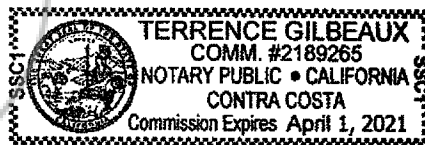
State Of: California
County Of: Contra Costa

On August 14th, 2017 before me, Terrence Gilbeaux, Notary Public, personally appeared, Joanne L. Longre who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/~~he~~/they executed the same in her/~~his~~/~~their~~ authorized capacity(ies), and that by her/~~his~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Terrence Gilbeaux
Signature: Terrence Gilbeaux



Title of Document: Grant, Bargain and Sale Deed
Total Number of Pages including Attachment: 3 Pages
Notary Commission Expiration Date: April 1st, 2021
Notary Commission Number: 2189265

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-29-214-013

2. Type of Property:
 a) Vacant Land
 c) Condo/Twnhse
 e) Apt. Bldg
 g) Agricultural
 i) Other _____
 b) Single Fam. Res.
 d) 2-4 Plex
 f) Comm'l/Ind'l
 h) Mobile Home

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 _____ Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Joanne L. Longre, Raymond Longre and Angela Longre
 Address: 1224 Garfield Ave.
 City: Albany
 State: CA Zip: 94706

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Goar Barsegian
 Address: 1758 Hillfair Dr.
 City: Glendale
 State: CA Zip: 91208

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. #: 090326-WLD

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