

DOUGLAS COUNTY, NV  
RPTT:\$2067.00 Rec:\$17.00  
\$2,084.00 Pgs=4

**2017-903757**  
09/07/2017 12:16 PM

ETRCO  
KAREN ELLISON, RECORDER

APN# : 1420-34-201-018  
RPTT: \$2,067.00

**Recording Requested By:**  
Western Title Company  
**Escrow No.: 090723-ARJ**

**When Recorded Mail To:**  
Joshua D. Sheehan  
Rachelle N. Sheehan  
2743 Kayne Ave  
Gardnerville, 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 \_\_\_\_\_

*Jaeha P. Hill*  
Jaeha Hill Escrow Assistant

**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,

Mark A. Souder and Cristina L. Souder, Husband and Wife as Joint Tenants

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

Joshua D. Sheehan and Rachelle N. Sheehan, 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:

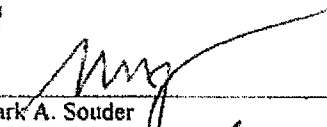
All that real property situate in the County of Douglas, State of Nevada, described as follows:

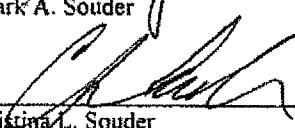
Being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 14 North, Range 20 East, M.D.B. & M., further described as follows:

Parcel B of the Parcel Map for GERALD C. KILISZEWSKI, et ux, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 8, 1990, in Book 890, Page 1057, as Document No. 231922.

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

Dated: 09/06/2017

  
 \_\_\_\_\_  
 Mark A. Souder

  
 \_\_\_\_\_  
 Cristina L. Souder

STATE OF California

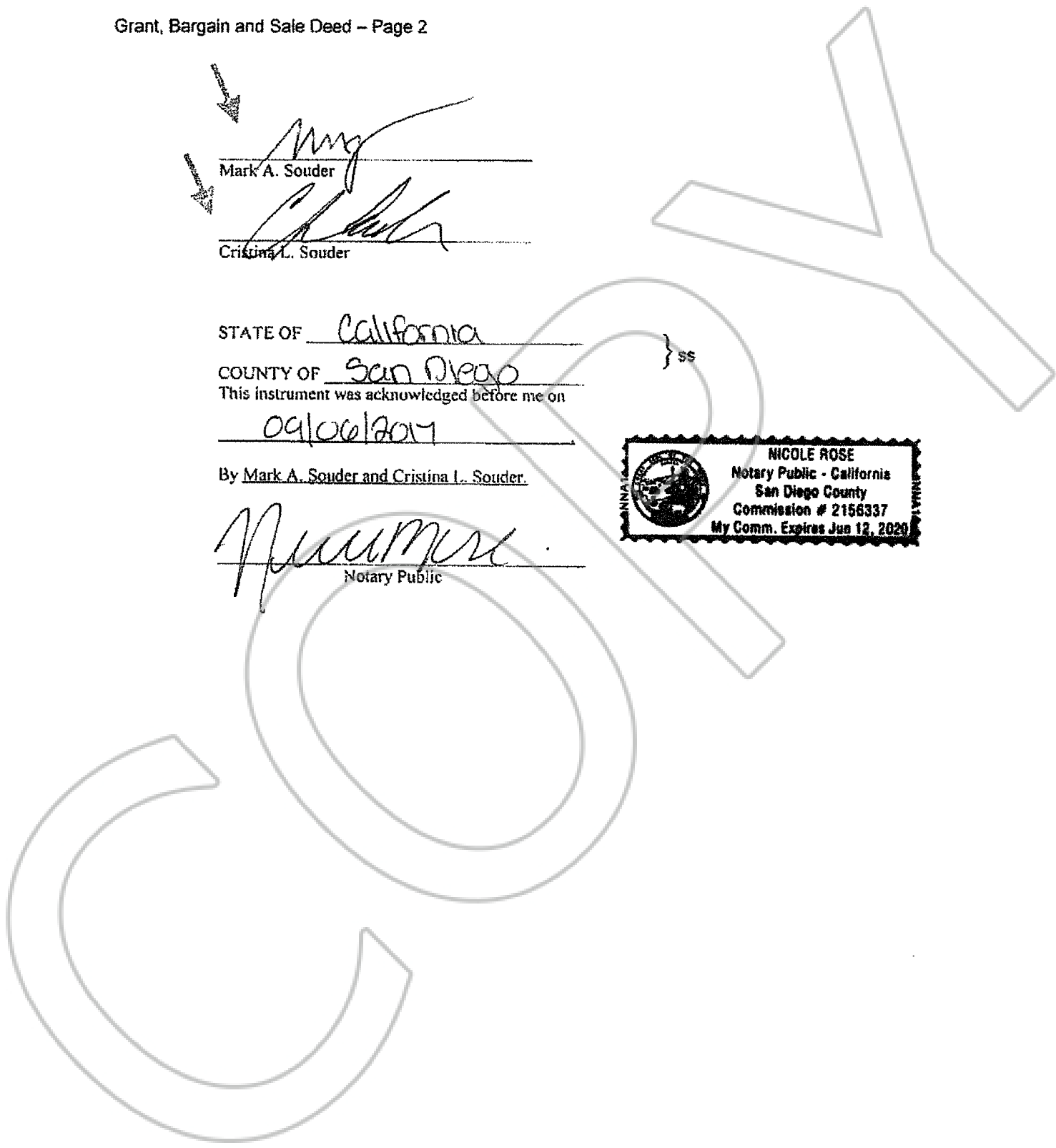
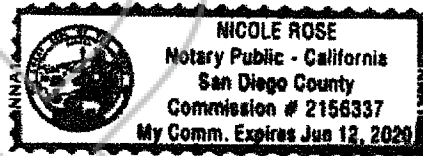
COUNTY OF San Diego

This instrument was acknowledged before me on

09/06/2017

By Mark A. Souder and Cristina L. Souder.

  
 \_\_\_\_\_  
 Notary Public



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

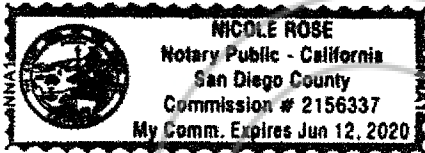
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Diego )  
On 09/06/2017 before me, Nicole Rose Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Mark A Soder and Cristina L. Soder  
Name(s) of Signer(s)

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 he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/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.



Signature Nicole Rose  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1420-34-201-018

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: \$530,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$530,000.00  
 Real Property Transfer Tax Due: \$2,067.00

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

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

Print Name: Mark A. Souder and Cristina L. Souder  
 Address: 1506 Oak Drive, Space #12  
 City: Vista  
 State: CA Zip: 92084

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

Print Name: Joshua D. Sheehan and Rachelle N. Sheehan  
 Address: 2743 Kayne Ave  
 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. #: 090723-ARJ