

DOUGLAS COUNTY, NV

2017-904606

RPTT:\$464.10 Rec:\$16.00

\$480.10 Pgs=3

09/25/2017 02:38 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1220-16-310-044

RPTT: \$464.10

Recording Requested By:

Western Title Company

Escrow No.: 091106-TEA

When Recorded Mail To:

Cynthia Casselman

1296 Redwood Circle Unit 4

Gardnerville, NV 89460

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 _____

Traci Adams

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,

Brandon Auxier and Shannon Auxier, wife and husband as joint tenants with right of survivorship

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

Cynthia Casselman, an unmarried woman


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

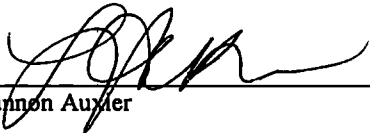
Lot 60, in Block H, as set forth on the map of SEQUOIA VILLAGE TOWNHOUSES 1, filed for record in the office of the County Recorder of Douglas County, Nevada, on November 14, 1979, in Book 1179, Page 776, as Document No. 38712, and as corrected by Certificated of Amendment recorded July 14, 1980, as Document No. 46136.

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

Dated: 08/24/2017



Brandon Auxier




Shannon Auxier

STATE OF Nevada
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on
September 1, 2017.

By Brandon Auxier and Shannon Auxier.



Notary Public

 **SHERRY ACKERMANN**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 05-96319-5- Expires April 26, 2021

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-16-310-044

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: \$119,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$119,000.00
 Real Property Transfer Tax Due: \$464.10

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: % _____

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 grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Brandon Auxier and Shannon Auxier
 Address: PO Box 6
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Cynthia Casselman
 Address: 1296 Redwood Circle Unit 4
 City: Gardnerville
 State: NV Zip: 89460

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. #: 091106-TEA