

DOUGLAS COUNTY, NV  
RPTT:\$1166.10 Rec:\$35.00  
\$1,201.10 Pgs=3 2017-905872  
10/20/2017 12:04 PM  
ETRCO  
KAREN ELLISON, RECORDER

APN# : 1320-33-712-008

RPTT: \$1,166.10

Recording Requested By:

Western Title Company

Escrow No.: 091786-WLD

When Recorded Mail To:

Teresa A. Yager

1299 W. Aylesbury Ct.

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

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**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,

James A. DeRouchev and Lucinda A. DeRouchev, husband and wife as joint tenants

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

Teresa A. Yager, a single 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 41, Block C, as set forth on Final Subdivision Map FSM-1006-2 for CHICHESTER ESTATES Phase 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 9, 1996, in Book 1296 at Page 1286, as Document No. 402540, by Certificate of Amendment recorded November 22, 2000, Book 1100, Page 4362, as Document No. 503768, and by Certificate of Amendment recorded July 17, 2001, Book 0701, Page 3929, as Document No. 518479.

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

Dated: 10/10/2017

*James A. DeRouche*  
James A. DeRouchey

*Lucinda A. DeRouche*  
Lucinda A. DeRouchey

STATE OF *Nevada*

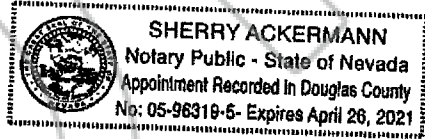
COUNTY OF *Douglas*

} ss

This instrument was acknowledged before me on  
*October 13, 2017*

By James A. DeRouchey and Lucinda A. DeRouchey.

*Sherry Ackermann*  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1320-33-712-008

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:              | \$299,000.00 |
| Deed in Lieu of Foreclosure Only (value of property) | (            |
| Transfer Tax Value:                                  | \$299,000.00 |
| Real Property Transfer Tax Due:                      | \$1,166.10   |

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

5. Partial Interest: Percentage being transferred: 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 James A. DeRouchey Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: James A. DeRouchey and Lucinda A. DeRouchey  
 Address: 1329 US Hwy 395 N # 10-253  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: Teresa A. Yager  
 Address: 1299 W. Aylesbury Ct.  
 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. #: 091786-WLD