

DOUGLAS COUNTY, NV  
RPTT:\$1716.00 Rec:\$35.00  
\$1,751.00 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

2017-907708

12/06/2017 10:35 AM

APN#: 1420-28-801-013  
RPTT: \$1,716.00

Recording Requested By:  
Western Title Company

Escrow No.: 093051-DVS

When Recorded Mail To:

Ricardo J. Rodriguez Jr. and  
Brenda L. Rodriguez

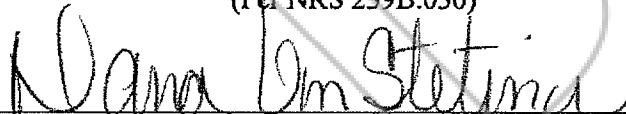
1316 Stephanie Way  
Minden, NV. 89423

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



Dana Von Stetina

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,

Sharon M. Stevens, Trustee of the Stevens Family Trust dated March 23, 2009

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

Ricardo J. Rodriguez Jr. and Brenda L. Rodriguez, 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 certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 5, as shown on that certain Parcel Map LDA # 00-063 for WEST RIDGE HOMES, INC., filed for record in the office of the Douglas County Recorder, State of Nevada, on June 28, 2001, in Book 0601, at Page 7777, as File No. 517344, Official Records.  
APN: 1420-28-801-013

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

Dated: 11/30/2017

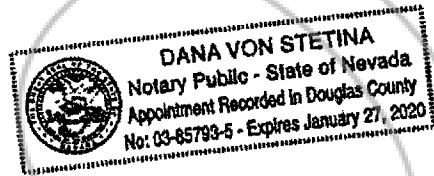
The Stevens Family Trust dated  
March 23, 2009

By: Sharon M. Stevens  
Sharon M. Stevens, Surviving Trustee

STATE OF Nevada  
COUNTY OF Carson City } ss  
This instrument was acknowledged before me on/  
December 5, 2017.

By Sharon M. Stevens, Trustee

Dana Von Stetina  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1420-28-801-013

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:	\$440,000.00
Deed in Lieu of Foreclosure Only (value of property)	( _____ )
Transfer Tax Value:	\$440,000.00
Real Property Transfer Tax Due:	1,716.00

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 Sharon M. Stevens Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Sharon M. Stevens, Trustee of the Stevens Family Trust dated March 23, 2009  
 Address: 1292 Cedar Brook Court  
 City: Gardneville  
 State: NV Zip: 89460

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

Print Name: Ricardo J. Rodriguez Jr. and Brenda L. Rodriguez  
 Address: 1316 Stephanie Way  
 City: Carson City  
 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

Esc. #: 093051-DVS

Address: Carson Office  
 2310 S. Carson St, Suite 5A

City/State/Zip: Carson City, NV 89701

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