

DOUGLAS COUNTY, NV

2017-907960

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

12/12/2017 03:51 PM

ETRCO

KAREN ELLISON, RECORDER

E05

APN# : 1022-14-001-005

RPTT:

Recording Requested By:

Western Title Company

Escrow No.: 092986-JMS

When Recorded Mail To:

Janet K Bean

1315 Topaz Ranch Rd.

Wellington NV 89444

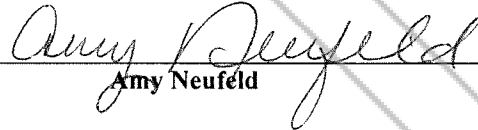
Mail Tax Statements to: (deeds only)

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



Amy Neufeld

EO Asst

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 THOMAS R. BEAN, a married man, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to JANET K. BEAN, a married woman as her sole and separate property all that real property situated in the City of Wellington, County of Douglas, State of Nevada described as follows:

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

Lot 15, in Block A, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed in the office of the County Recorder of Douglas County, Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.

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

Grantor and Grantee are husband and wife. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as her sole and separate property. By this conveyance, Grantor releases any community interest that he might now have or be presumed to hereafter acquire in the above described property.

Dated: 12/01/2017

Thomas R. Bean
THOMAS R. BEAN

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

12/5/17
by THOMAS R. BEAN.

} ss

[Signature]
Notary Public

 **TRACI ADAMS**
Notary Public - State of Nevada
Appointment Recorded In Douglas County
No: 89-1001-5 - Expires January 5, 2018

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1022-14-001-005

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: _____
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: _____
Real Property Transfer Tax Due: _____

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: 5 Husband deeding to Wife without consideration

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 Amy R. Beaufeld Capacity Agent
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Thomas R Bean
Address: 1315 Topaz Ranch Rd.
City: Wellington
State: NV Zip: 89444

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Janet K. Bean
Address: 1315 Topaz Ranch Rd.
City: Wellington
State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
Address: Kietzke Office
5390 Kietzke Ln Suite 101
City/State/Zip: Reno, NV 89511

Esc. #: 092986-JMS