

DOUGLAS COUNTY, NV

2017-908292

RPTT:\$702.00 Rec:\$35.00

\$737.00 Pgs=3

12/20/2017 01:57 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1022-15-001-084

RPTT: \$702.00

Recording Requested By:

Western Title Company

Escrow No.: 093396-TEA

When Recorded Mail To:

Kimberly Kay Sargent

3960 Granite Way

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 _____

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,

Karen J. Felicetta, aka Karen Jean Felicetta, a married woman as her sole and separate property

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

Kimberly Kay Sargent, an unmarried woman

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Wellington, 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 15, in Block C, 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 tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 12/04/2017

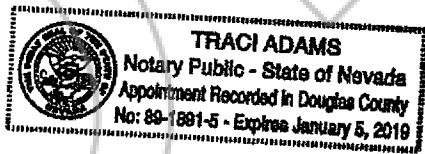
K. Felicetta 12/18/17
Karen J. Felicetta, aka Karen Jean Felicetta

STATE OF Nevada }
COUNTY OF Douglas } ss

This instrument was acknowledged before me on
12/18/17

By Karen J. Felicetta, aka Karen Jean Felicetta.

[Signature]
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1022-15-001-084

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: \$180,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$180,000.00
 Real Property Transfer Tax Due: \$702.00

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

5. Partial Interest: Percentage being transferred: % _____

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 escrow officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Karen J. Felicetta, aka Karen Jean Felicetta
 Address: 3960 Granite Way
 City: Wellington
 State: NV Zip: 89444

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Kimberly Kay Sargent
 Address: 3960 Granite Way
 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: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 093396-TEA