

DOUGLAS COUNTY, NV
RPTT:\$1088.10 Rec:\$35.00
\$1,123.10 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2018-909191

01/16/2018 11:08 AM

APN# : 1220-22-210-055
RPTT: \$1088.10

Recording Requested By:
Western Title Company

Escrow No.: 093697-KDJ

When Recorded Mail To:

Genevieve A. Sanders and Michael
D. Sanders
744 Long Valley Road
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


Kayla Jacobsen

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,

Luella R. Watrous, a widow, and Sean M. Gillespie, a single man, as joint tenants

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

Genevieve A. Sanders and Michael D. Sanders, Wife and Husband as joint tenants

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 3, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

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

Dated: 01/10/2018

Luella R. Watrous
Luella R. Watrous

Sean M. Gillespie
Sean M. Gillespie

STATE OF Nevada } ss

COUNTY OF Cassidy

This instrument was acknowledged before me on

1/10/18

By Luella R. Watrous and Sean M. Gillespie.

Kayla Jacobsen
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-22-210-055

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: \$279,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$279,000.00
 Real Property Transfer Tax Due: \$1,088.10

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 _____ Capacity Grantee
 Signature Michael D Sanders Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Luella R. Watrous and Sean M. Gillespie
 Address: _____
 Address: 5 Hillside Way
 City: Carson City
 State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Genevieve A. Sanders and Michael D. Sanders
 Address: _____
 Address: 744 Long Valley Road
 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: Carson Office
2310 S. Carson St, Suite 5A
 City/State/Zip: Carson City, NV 89701

Esc. #: 093697-KDJ