

APN#: 1319-03-110-007  
RPTT: \$936.00

DOUGLAS COUNTY, NV  
RPTT:\$936.00 Rec:\$35.00  
\$971.00 Pgs=3  
03/08/2018 02:57 PM  
ETRCO  
KAREN ELLISON, RECORDER

Recording Requested By:  
Western Title Company  
Escrow No.: 094807-ARJ

When Recorded Mail To:  
Christopher Root  
Dianne Root  
487 Preston Court  
Livermore, CA 94551

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 Laeha P. H.  
Laeha P. H. Escrow Assistant

**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,

D.E. Jansse & Company, Inc., a Nevada Corporation

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

Christopher Root and Dianne Root, Husband and Wife as Community Property

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Genoa, 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 1:

Lot 34, as shown on the Final Subdivision Map, Planned Unit Development PD 04-001 for EAGLE RIDGE AT GENOA, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 29, 2005 in Book 705, Page 13949, as Document No. 650856.

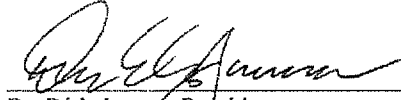
Parcel 2:

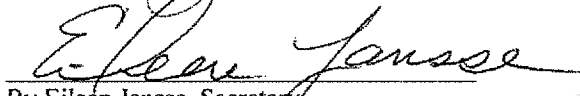
An easement for ingress and egress over private streets and common areas as shown and delineated on said map.

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

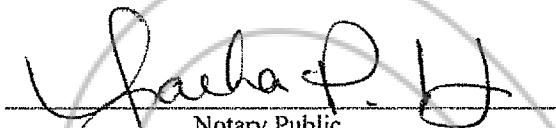
Dated: 03/02/2018

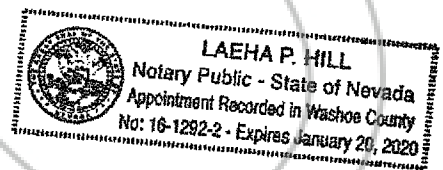
D.E. Jansse & Company, Inc., a Nevada Corporation

  
By Dirk Jansse, President

  
By Eileen Jansse, Secretary

STATE OF Nevada } ss  
COUNTY OF Douglas  
This instrument was acknowledged before me on  
3/5/18

By Dirk Jansse and Eileen Jansse  
  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1319-03-110-007

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: \$240,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$240,000.00  
 Real Property Transfer Tax Due: \$936.00

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 *Yasha* Capacity Escrow  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: D.E. Jansse & Company, Inc., a Nevada Corporation  
 Address: P.O. Box 52  
 City: Genoa  
 State: NV Zip: 89411

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

Print Name: Christopher Root and Dianne Root  
 Address: 487 Preston Court  
 City: Livermore  
 State: CA Zip: 94551

**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. #: 094807-ARJ