

APN#: 1420-28-810-011

RPTT: \$1,131.00

Recording Requested By:

Western Title Company

Escrow No.: 094640-WLD

When Recorded Mail To:

Gerald Christian

1381 Saratoga Street

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 _____

Wendy Dunbar

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,

Steven S. Deakin, an unmarried man

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

Gerald Christian, a married man as his sole and separate property

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:

Lot 4, as shown on the map of SARATOGA HEIGHTS UNIT NO. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada on December 5, 1966, in Book 46, Page 287, as Document No. 34826.

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


Dated: 02/22/2018

Steven S. Deakin
Steven S. Deakin

STATE OF Nevada
COUNTY OF Douglas } ss
This instrument was acknowledged before me on
2-27-18

By Steven S. Deakin.

[Signature]
Notary Public

 WENDY DUNBAR
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 02-79065-5 - Expires December 16, 2018

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1420-28-810-011

2. Type of Property:
a) Vacant Land
c) Condo/Twnhse
e) Apt. Bldg
g) Agricultural
i) Other _____
b) Single Fam. Res.
d) 2-4 Plex
f) Comm'l/Ind'l
h) Mobile Home

FOR RECORDERS OPTIONAL USE ONLY
DOCUMENT/INSTRUMENT #: _____
BOOK _____ PAGE _____
DATE OF RECORDING: _____
NOTES: _____

3. Total Value/Sales Price of Property: \$290,000.00
Deed in Lieu of Foreclosure Only (value of property) (
Transfer Tax Value: \$290,000.00
Real Property Transfer Tax Due: \$1,131.00

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 _____ Capacity Escrow Agent
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Steven S. Deakin
Address: P.O. Box 3108
City: Stateline
State: NV Zip: 89449

Print Name: Gerald Christian
Address: 1381 Saratoga Street
City: Minden
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
Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410

Esc. #: 094640-WLD