

DOUGLAS COUNTY, NV

2018-912877

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

04/13/2018 01:01 PM

ETRCO

KAREN ELLISON, RECORDER

E05

APN# : 1320-26-001-044

RPTT: S-0-

Recording Requested By:

Western Title Company

Escrow No. 095694-WLD

When Recorded Mail To:

Jason A. Martin

1775 Kristi lane

Minden, NV 89423

Mail Tax Statements to: (deeds only)

Same as Above

(space above for Recorder's use only)

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 Tilda Katherin Martin, spouse of the grantee herein, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Jason A. Martin, a married man as his sole and separate property all that real property situated in the City of Minden, County of Douglas, State of Nevada described as follows:

See attached Exhibit A

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

Dated: 04/03/2018

Tilda

Tilda Katherin Martin

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

4-9-18

by Tilda Katherin Martin.

[Signature]

Notary Public

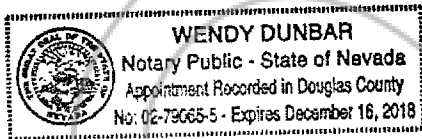


EXHIBIT "A"

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

That portion of the Northeast 1/4 of Section 26, Township 13 North, Range 20 East, M.D.B.&M., in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Northwesternly corner of "NET" Parcel C-1, as said parcel is shown on the Record of Survey in support of a Boundary Line Adjustment for the Steven Wayne Huntsinger and Christine Alice Huntsinger Family Trust and Alma Venice Reeder, recorded in Cook 0903, at Page 1461 as Document No. 591401 of Official Records of said Douglas County, said corner being on the Southerly right of way line of Kristi Lane; thence Easterly along said right of way line, S. 89°33'03" E., 692.45 feet to the Northwesternly corner of said "NET" Parcel C-1; thence Southwesterly along the Southeasterly line of said "NET" parcel C-1, S. 8°54'04" W., 84.51 feet; thence S. 67°15'53" W., 67.78 feet; thence S. 53°44'00" W., 60.00 feet; thence S. 45°25'33" W., 250.00 feet; thence S. 29°45'00" W., 160.00 feet; thence S. 21°48'05" W., 59.24 feet; thence S. 32°04'41" W., 170.00 feet; thence S. 0°29'30" W., 330.00 feet; thence N. 89°26'15" E., 204.39 feet to a point on the Westerly line of said "NET" parcel C-1; thence Northerly along said Westerly line, N. 0°29'30" E., 992.04 feet to the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on February 28, 2014, in Book 214, Page 5039 as Document No. 838945 of Official Records.

Assessor's Parcel Number(s):
1320-26-001-044

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1320-26-001-044

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'/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: \$0.00
Deed in Lieu of Foreclosure Only (value of property) (_____
Transfer Tax Value: \$0.00
Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section #5
b. Explain Reason for Exemption: wife deeding off to husband. no 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 _____ Capacity Escrow Agent
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Tilda Katherin Martin
Address: 1775 Kristi Lane
City: Minden
State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Jason A. Martin
Address: 1775 Kristi Lane
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. #: 095694-WLD