

DOUGLAS COUNTY, NV

RPTT:\$631.80 Rec:\$35.00

\$666.80 Pgs=3

2018-913131

04/18/2018 12:25 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1320-32-713-004

RPTT: \$631.80

Recording Requested By:

Western Title Company

Escrow No.: 095991-TEA

When Recorded Mail To:

Richard F. Kudrna Jr.

1481 Grendon Way

Gardnerville, NV 89410

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,

Ronald A Goodman, a married man as his sole and separate property

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

Richard F. Kudrna Jr., an unmarried man

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:

Unit 4 in Block A, as set forth on the map of Cottonwood Village Subdivision, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 15, 1985, in Book 1185, page 1398, as Document No. 126806, and Amended Plat of Cottonwood Village Subdivision, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 2, 1994, in Book 594, Page 0005, as Document No. 336504.

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

Dated: 04/12/2018

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Grant, Bargain and Sale Deed – Page 3

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Ronald A Goodman
Ronald A Goodman

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

} ss



This instrument was acknowledged before me on
APRIL 17, 2018.

By Ronald A Goodman.

Soliman
Notary Public

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-32-713-004

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: \$162,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$162,000.00
 Real Property Transfer Tax Due: \$631.80

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: *Ronald A Goodman* Capacity: grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Ronald A Goodman
 Address: 646 Funstone Ave
 City: San Francisco
 State: CA Zip: 94118

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Richard F. Kudrna Jr.
 Address: 1481 Grendon Way
 City: Gardnerville
 State: NV Zip: 89410

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. #: 095991-TEA

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)