

APN#: 1319-10-111-020
RPTT: \$3,315.00

DOUGLAS COUNTY, NV
RPTT:\$3315.00 Rec:\$35.00
\$3,350.00 Pgs=3
04/20/2018 11:26 AM
ETRCO
KAREN ELLISON, RECORDER

Recording Requested By:
Western Title Company
Escrow No.: 094981-ARJ

When Recorded Mail To:
Jerry Hill
Valerie Hill
1237 Wooden Hills Drive
San Jose, CA 95120

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 Valerie P. Hill
Valerie Hill 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,

Shawn St. Peter and Janet St. Peter, husband and wife as joint tenants

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

Jerry L. Hill and Valerie J. Hill, husband and wife as community property with right of survivorship

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:

Lot 109 as set forth on the Final Map of GENOA LAKES PHASE 3, UNIT 2, a Planned Unit Development, recorded May 1, 1995, in Book 595 of Official Records at Page 78, Douglas, Nevada as Document No. 361251.

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

Dated: 04/04/2018

Shawn St. Peter
Shawn St. Peter

Janet St. Peter
Janet St. Peter

STATE OF Nevada } ss

COUNTY OF Douglas

This instrument was acknowledged before me on

4/16/18

By Shawn St. Peter and Janet St. Peter.

Laeta P. Hill
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1319-10-111-020

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: \$850,000.00
Deed in Lieu of Foreclosure Only (value of property) (_____
Transfer Tax Value: \$850,000.00
Real Property Transfer Tax Due: \$3,315.00

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 Janka Capacity Escrow
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Shawn St. Peter and Janet St. Peter
Address: PO Box 573
City: Genoa
State: NV Zip: 89411

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Jerry Hill and Valerie Hill
Address: 1237 Wooded Hills Drive
City: San Jose
State: CA Zip: 95120

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. #: 094981-ARJ