

DOUGLAS COUNTY, NV

2018-913278

RPTT:\$163.80 Rec:\$35.00

\$198.80 Pgs=3

04/20/2018 02:26 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 0923-05-000-003

RPTT: \$163.80

Recording Requested By:

Western Title Company

Escrow No.: 095662-TEA

When Recorded Mail To:

Mitchell E James

Sebrina M James

4864 Englewood Ave

Las Vegas, NV 89139

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 139B.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,

Daniel Allan Pozniak, an unmarried man, who acquired title as Daniel Allan Pozniak

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

Mitchell Edward James and Sebrina Machele James, husband and wife as joint tenants with right of survivorship

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:

PARCEL A:

The Southwest 1/4 of the Southeast 1/4 of Section 5, Township 9 North, Range 23 East. M.D.B. & M.

PARCEL B:

Easements for Ingress and Egress for the benefit of the above listed Parcel A, as described in Quitclaim Deeds recorded on November 17, 1989 in Book 1189 at Pages 2300, 2301, and 2302, as Document No.'s 241940, 241941, 214942, and 214943, Quitclaim Deed recorded on July 10, 1992 in Book 792 at Page 1634 as Document No. 283153, and Quitclaim Deed recorded September 9, 1993 in Book 993 at Page 1439 as Document No. 317125.

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

Dated: 03/20/2018

Daniel Allan Pozniak
Daniel Allan Pozniak

STATE OF NEVADA

COUNTY OF WASHOE } ss

This instrument was acknowledged before me on

April 5, 2018

By Daniel Allan Pozniak.

[Signature]
Notary Public

 **TIFFANY FULLER**
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 04-90901-2 - Expires October 19, 2018

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 0923-05-000-003

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: \$42,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$42,000.00
 Real Property Transfer Tax Due: \$163.80

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 *Mitchell James* Capacity *Sebrina James*
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Daniel Allan Pozniak
 Address: 11422 S St. Louis Ave
 City: Chicago
 State: IL Zip: 60655

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Mitchell E James and Sebrina M James
 Address: 4864 Englewood Ave
 City: Las Vegas
 State: NV Zip: 89139

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. #: 095662-TEA