

DOUGLAS COUNTY, NV
RPTT:\$1290.90 Rec:\$35.00
\$1,325.90 Pgs=3

2018-913952
05/08/2018 02:27 PM

ETRCO
KAREN ELLISON, RECORDER

APN#: 1220-24-701-028
RPTT: \$1,290.90

Recording Requested By:
Western Title Company

Escrow No.: 094393-TEA

When Recorded Mail To:

Close to Home Properties LLC

820 Mustang Ln

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,

Linda L. Mercurio, a widow

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

Close to Home Properties LLC, a Nevada Limited Liability Company

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:

Being a portion of the Southeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B. & M., and further being a portion of Lot 1, as shown on the Amended Plat of RUHENSTROTH RANCHOS SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 11, 1976, as Document No. 88873, more particularly described as follows, to-wit:

BEGINNING at a point which is the Northwest corner of Lot 1, as shown on the Amended Plat of RUHENSTROTH RANCHOS SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 11, 1976, as document No. 88873, Official Records; thence East along the North line of said Lot 1, a distance of 286.10 feet to the Northeast corner of the parcel; thence South, a distance of 152.25 feet to the Southeast corner of the parcel; thence West, a distance of 286.10 feet to the Southwest corner of the parcel and further said corner being the West line of said Lot 1; thence North along the West line of said Lot 1, a distance of 152.25 feet to the POINT OF BEGINNING.

Said land more fully shown as Parcel A as set forth on that certain Parcel Map, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 14, 1977, as Document No. 07529.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on August 23, 1989, as Document No. 209276 of Official Records.

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

Dated: 03/12/2018

Linda L. Mercurio
Linda L. Mercurio

STATE OF Oregon }
COUNTY OF Lane } ss

This instrument was acknowledged before me on
~~February 2~~ April 23rd, 2018

By Linda L. Mercurio.

Thomas J Howard
Notary Public

OFFICIAL STAMP
THOMAS J HOWARD
NOTARY PUBLIC-OREGON
COMMISSION NO. 959084
MY COMMISSION EXPIRES FEBRUARY 12, 2021

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STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-24-701-028

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: \$330,800.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$330,800.00
 Real Property Transfer Tax Due: \$1,290.90

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 [Handwritten Signature] Capacity Escrow Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Linda L. Mercurio
 Address: 651 Mustang Lane
 City: Gardnerville
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Close to Home Properties LLC, a Nevada Limited Liability Company
 Address: 820 Mustang Ln
 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. #: 094393-TEA