

DOUGLAS COUNTY, NV

2018-914470

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

05/18/2018 01:57 PM

ETRCO

KAREN ELLISON, RECORDER

E05

APN# : 1220-28-510-052

RPTT: \$-0-

Recording Requested By:

Western Title Company

Escrow No. 096531-WLD

When Recorded Mail To:

Eric Niemi

1654 Silver Oak Drive

Carson City, NV 89703

\_\_\_\_\_

\_\_\_\_\_

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 Beatriz Niemi, 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 Eric Niemi, a married man as his sole and separate property all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada described as follows:

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

Lot 1088, as shown on the map of GARDNERVILLE RANCHO UNIT NO. 7, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974, in Book 374, Page 676 as Document No. 72456.

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: 05/07/2018

Beatriz Niemi  
Beatriz Niemi

STATE OF Nevada

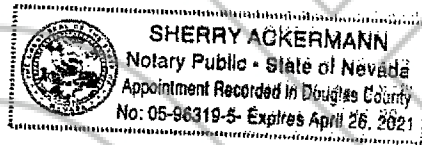
COUNTY OF Douglas

This instrument was acknowledged before me on

May 8, 2018

by Beatriz Niemi.

Sherry Ackermann  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-28-510-052

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'l/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  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$0  
 Real Property Transfer Tax Due: \$0

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090. Section #5  
 b. Explain Reason for Exemption: wife deeding off title. 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 *Beatriz Niemi* Capacity *Grantor*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
 (REQUIRED)

Print Name: Beatriz Niemi  
 Address: 1654 Silver Oak Dr.  
 City: Carson City  
 State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION  
 (REQUIRED)

Print Name: Eric Niemi  
 Address: 1654 Silver Oak Dr.  
 City: Carson City  
 State: NV Zip: 89703

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. #: 096531-WLD