

DOUGLAS COUNTY, NV  
RPTT:\$1755.00 Rec:\$35.00  
\$1,790.00 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

**2018-916293**

**06/29/2018 01:58 PM**

APN#: 1319-09-602-026  
RPTT: \$1755.00

Recording Requested By:  
Western Title Company

Escrow No.: 097487-AMG

When Recorded Mail To:

Jennifer Evans

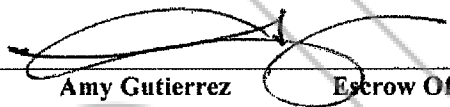
PO Box 246

Genoa, NV 89411

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 \_\_\_\_\_



Amy Gutierrez

Escrow Officer

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**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,

CF Genoa Properties LLC, a Nevada limited liability company

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

Jennifer Evans, an unmarried woman

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:

A parcel of land located within the Southeast One-Quarter of the Northeast One-Quarter of Section 9, Township 13 North, Range 19 East, M.D.b. & M., Douglas County, Nevada and more particularly described as follows:

Commencing at the Northeast Corner of Section 9, Township 13 North, Range 19 East, M.D.B. & M.; thence S07° 58' 30" W a distance of 2,003.60 feet to a 5/8" rebar with cap stamped PLS 3090 which is the TRUE POINT OF BEGINNING; thence, S25° 09' 04" W a distance of 279.88 feet to a 5/8" rebar with cap stamped PLS 3090; thence N67° 01' 31" W a distance of 112.11 feet to a 5/8" rebar with cap stamped PLS 3090; thence N17° 47' 14" E a distance of 38.81 feet to a 5/8" rebar with cap stamped PLS 3090; thence N20° 15' 56" E a distance of 235.30 feet to a 5/8" rebar with cap stamped PLS 3090; thence S69° 31' 15" E a distance of 137.50 feet to the TRUE POINT OF BEGINNING. Said parcel contains 0.80 acres more or less.

The basis of bearings for the above parcel is the Northwest Line of Lot B of a Record of Survey Map for Lot Line Adjustments of Crystal Terry Ford Property, Book 683, Page 570, of Official Records of Douglas County, Nevada. Said line bears N19° 39' 26" E.

NOTE: Said land being further shown as Lot A on Record of Survey supporting a boundary line adjustment filed for record on September 14, 1999, in Book 999, Page 2604 as Document No. 476572.

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Deed recorded in the office of the County Recorder of Douglas County, Nevada on September 14, 1999, in Book 0999, Page 2600 as Document No. 476571 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: 06/28/2018

CF Genoa Properties LLC  
Daniel H. Terry  
Daniel H. Terry, Managing Member

STATE OF South Carolina

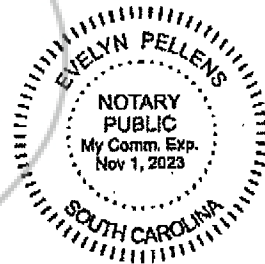
COUNTY OF Horry } ss

This instrument was acknowledged before me on

June 29, 2018

By Daniel H. Terry as Managing Member of CF Genoa Properties LLC.

Evelyn Pelles  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1319-09-602-026

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: \$450,000.00  
Deed in Lieu of Foreclosure Only (value of property) (  
Transfer Tax Value: \$450,000.00  
Real Property Transfer Tax Due: \$1,755.00

4. If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 375.090, Section  
b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %

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 \_\_\_\_\_ Capacity Agent  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: CF Genoa Properties LLC  
Address: 136 E. Pierrepont Ave.  
City: Ruthford  
State: NJ Zip: 07070

Print Name: Jennifer Evans  
Address: PO Box 246  
City: Genoa  
State: NV Zip: 89411

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
Address: Carson Office  
2310 S. Carson St, Suite 5A  
City/State/Zip: Carson City, NV 89701

Esc. #: 097487-AMG