

DOUGLAS COUNTY, NV
RPTT:\$1150.50 Rec:\$35.00
\$1,185.50 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2018-917665

08/03/2018 12:12 PM

APN# : 1320-32-812-001
RPTT: \$1,150.50


Recording Requested By:
Western Title Company
Escrow No.: 098671-ARJ
When Recorded Mail To:
Debi J. Hammond and Charles
Kirby Hammond III
1170 High School Street
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 _____


Laeha 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,

Alice Carol McGreal, Trustee of The Alice Carol McGreal Family Trust Dated September 29, 2000

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

Charles Kirby Hammond, III and Debi Jean Hammond, Trustees of the Charles and Debi Hammond Revocable Trust dated August 26, 2011

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:

See attached Exhibit A

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

Dated: 07/20/2018

The Alice Carol McGreal Family Trust Dated September 29, 2000

Alice Carol McGreal, Trustee
Alice Carol McGreal, Trustee

STATE OF DOUGLAS

} ss

COUNTY OF NEVADA

This instrument was acknowledged before me on

7/25/18

By Alice Carol McGreal,.

Laeha P. Hill
Notary Public

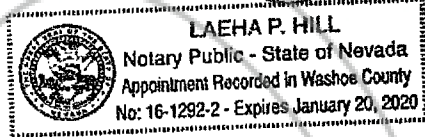


EXHIBIT "A"

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

A parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, being more particularly described as follows:

Beginning at the Southeasterly corner of Revised Lot 1, said point bears North 01°30'05" East, 83.67 feet from the centerline intersection of Garden Glen Court and High School Street as shown on the Final Map for GARDEN GLEN PATIO HOMES, Document No. 389450 of the Douglas County Recorder's Office and being a 5/8" rebar with aluminum cap stamped PLS - 6497 inside of a survey well;
thence North 42°21'03" West, 49.00 feet;
thence North 47°38'57" East, 35.00 feet;
thence South 42°21'03" East, 53.00 feet;
thence South 47°38'57" West, 20.00 feet;
thence North 42°21'03" West, 4.00 feet;
thence South 47°38'57" West, 15.00 feet to the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on April 20, 2001, as Document No. 512718 of Official Records.

Assessor's Parcel Number(s):
1320-32-812-001

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-32-812-001

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: \$295,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$295,000.00
 Real Property Transfer Tax Due: \$1,150.50

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 [Signature] Capacity Escrow
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Alice Carol McGreal, Trustee of The Alice Carol McGreal Family Trust Dated September 29, 2000
 Address: 1170 High School Street
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Debi J. Hammond and Charles Kirby Hammond III
 Address: 1170 High School Street
 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

Esc. #: 098671-ARJ

Address: Douglas Office
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)