

DOUGLAS COUNTY, NV

2018-918521

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

08/24/2018 04:03 PM

ETRCO

KAREN ELLISON, RECORDER

E07

APN#: 1320-11-001-006

RPTT: #7

Recording Requested By:

Western Title Company

Escrow No.: 098074-TEA

When Recorded Mail To:

Erin B. Albert

Ryan S. Albert

2740 Gordon Ave

Minden, NV 89423

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

This document is being
recorded as an
accomodation only.

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,

Erin B. Albert and Ryan S. Albert, wife and husband as community property

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

Erin B. Albert and Ryan S. Albert, wife and husband as community property, as to an undivided 60% interest and Erin B. Albert, Trustee of The Erin B. Surane Trust, as to an undivided 40% interest

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, 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 in the East 1/2 of the Northwest 1/4 of section 11, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, more particularly described as follows:

Commencing at the Northwest corner of said Section 11, proceed South 89°59'11" East, 1,644.98 feet, to a point;

Thence South 0°01'10" East, 1,760.00 feet, to a point;

Thence South 89°59'11" East, 495.00 feet, to a point;

Thence South 0°01'10" East, 25.00 feet, to the Northeast corner and TRUE POINT OF BEGINNING of this parcel;

Thence continue South 0°01'10" East, 284.00 feet, to the Southeast corner of the parcel;

Thence North 89°59'11" West, 768.50 feet, to the Southwest corner of the parcel;

Thence North 0°07'27" West, 263.95 feet, to a point of tangent curvature;

Thence around a curve to the right, having a radius of 20.00 feet, a central angle of 90°08'16", and a length of 31.46 feet, to a point of tangency;

Thence South 89°59'11" East, 748.97 feet, to the TRUE POINT OF BEGINNING.

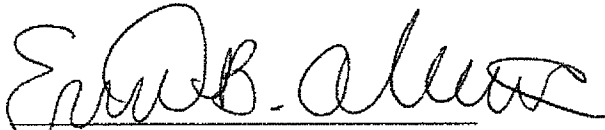
Reference is hereby made to that certain record of survey for David G. Pumphrey, Recorded November 7, 1980, in Book 1180, Page 342, File No. 50428, Official Records of Douglas County, Nevada.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on June 12, 2003, in Book 603, Page 5894 as Document No. 579850 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: 08/24/2018

Grant, Bargain and Sale Deed – Page 3


Erin B. Albert


Ryan S. Albert

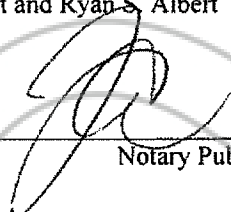
STATE OF NEVADA


COUNTY OF DOUGLAS

This instrument was acknowledged before me on

8/24/18

By Erin B. Albert and Ryan S. Albert


Notary Public

 **TRACI ADAMS**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 69-1891-5 - Expires January 5, 2019

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 - a) 1320-11-001-006
2. Type of Property:

a) <input type="checkbox"/> Vacant Land	b) <input checked="" type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other _____	

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	
BOOK _____ PAGE _____	
DATE OF RECORDING:	
NOTES:	Trust cert ok ke

3. Total Value/Sales Price of Property:	\$0.00
Deed in Lieu of Foreclosure Only (value of property)	(
Transfer Tax Value:	\$0.00
Real Property Transfer Tax Due:	\$0.00

4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section #7
 - b. Explain Reason for Exemption: deed 40% into trust without 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 _____	Capacity <u>Escrow Officer</u>
Signature _____	Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Erin B. Albert and Ryan S. Albert

Address: 2740 Gordon Ave
City: Minden
State: NV **Zip:** 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Erin B. Albert and Ryan S. Albert, wife and husband as community property, as to an undivided 60% interest and Erin B. Albert, Trustee of The Erin B. Surane Trust, as to an undivided 40% interest

Address: 2740 Gordon Ave
City: Minden
State: NV **Zip:** 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 098074-TEA

Address: Douglas Office
 1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

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