

DOUGLAS COUNTY, NV
RPTT:\$2691.00 Rec:\$35.00
\$2,726.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2018-918866

08/30/2018 12:59 PM

APN# : 1219-23-001-041
RPTT: \$2,691.00

Recording Requested By:
Western Title Company

Escrow No.: 098579-TEA

When Recorded Mail To:
Francisco A Torres Jr.
Samantha M Torres
793 Foothill Rd
Gardnerville, NV 89460

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,

Guy Stephen La Clare and Diane S. La Clare, husband and wife as joint tenants

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

Francisco A Torres Jr. and Samantha M Torres, husband and wife as joint tenants with right of survivorship

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:

All that real property in the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 12 North, Range 19 East, County of Douglas, State of Nevada, being further identified as a portion of the Indian Road Ranch and being further described as follows:

Commencing at the section corner common to Sections 15, 14, 22 and 23, Township 12 North, Range 19 East; thence Easterly along the Section line between Sections 14 and 23 South 89°57'14" East, a distance of 1491.23 feet to the intersection of said section line and the Easterly right of way line of F.A.S. 554; also known as Foothill Road; said point of intersection being a point of beginning of the description; thence continuing along the Section line common to Sections 14 and 23 South 89°57'14" East a distance of 532.77 feet; thence South 11°50'14" East a distance of 57.86 feet; thence South 67°51'53" West a distance of 452.81 feet to the intersection with the Easterly right of way of Foothill Road, said intersection point being in a curve the center of which bears South 64°50'37" West a distance of 2040.00 feet; thence Northwesterly along said right of way an arc distance of 260.00 feet which is a chord bearing and distance of North 28°48'24" West 259.83 feet to the point of beginning from which the center of said curve bears South 57°32'28" West a distance of 2040.00 feet.

NOTE: The above metes and bounds description appeared previously in that certain Quitclaim Deed recorded in the office of the County Recorder of Douglas County, Nevada on July 23, 1986, in Book 786, Page 1872 as Document No. 137871 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: 07/20/2018

Guy Stephen La Clare
Guy Stephen La Clare

Diane S. La Clare
Diane S. La Clare

STATE OF Nevada

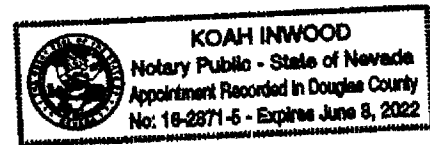
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on
August 9, 2018

By Guy Stephen La Clare and Diane S. La Clare.

[Signature]
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1219-23-001-041

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: \$690,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$690,000.00
 Real Property Transfer Tax Due: \$2,691.00

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

5. Partial Interest: Percentage being transferred: 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: Guy Stephen La Clare and Diane S. La Clare
Address: P.O. Box 6039
City: Gardnerville
State: NV **Zip:** 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Francisco A Torres Jr. and Samantha M Torres
Address: 793 Foothill Rd
City: Gardnerville
State: NV **Zip:** 89460

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. #: 098579-TEA