

**2018-919409**

09/10/2018 03:15 PM

APN# : 1320-32-712-029

RPTT: \$1,072.50

Recording Requested By:

Western Title Company

Escrow No.: 099338-WLD

When Recorded Mail To:

Chandler Allen and Shannon Allen

1506 Mill Creek Way

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 \_\_\_\_\_

  
Wendy Dunbar

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,

Alyce M. Saurer, a widow

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

Chandler Allen and Shannon Allen, 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:

Lot 29, as set forth on the Final Map for MILL CREEK ESTATES, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 4, 1991, in Book 691, Page 337, as Document No. 252075.

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

Dated: 08/29/2018

*Alyce M. Saurer* By *Suzanne Saurer her*  
Alyce M. Saurer by Suzanne Saurer her  
attorney in fact *attorney in fact*

STATE OF \_\_\_\_\_ } s.s.  
COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Suzanne Saurer, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, as the Attorney in fact of Alyce M. Saurer and acknowledged to me that Suzanne Saurer subscribed the name of Alyce M. Saurer thereto as principal and his/her own name as Attorney in fact.

WITNESS my hand and official seal.

\_\_\_\_\_  
NOTARY PUBLIC for said County and State

→ does not comply with CA notarial wording requirements. SEE ATTACHED California Acknowledgment.

-F. Amorsino

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Bernardino)

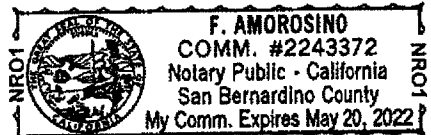
On September 7, 2018 before me, F. AMOROSINO, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared SUZANNE SAURER  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature F. Amorosino (Seal)



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1320-32-712-029

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: \$275,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$275,000.00  
 Real Property Transfer Tax Due: \$1,072.50

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 Alyce M. Saurer Capacity Grantor  
 Signature Shannon Allen Capacity \_\_\_\_\_  
 Signature attorney in fact Capacity \_\_\_\_\_

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

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

Print Name: Alyce M. Saurer  
 Address: 8811 W. Foothill Blvd #103  
 City: Rancho Cucamonga  
 State: CA Zip: 91730

Print Name: Chandler Allen and Shannon Allen  
 Address: 1506 Mill Creek Way  
 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  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 099338-WLD