

DOUGLAS COUNTY, NV

2018-920125

RPTT:\$760.50 Rec:\$35.00

\$795.50 Pgs=3

09/27/2018 01:17 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1220-16-210-075

RPTT: \$760.50

Recording Requested By:

Western Title Company

Escrow No.: 099924-ASK

When Recorded Mail To:

True Housing Solutions, LLC

6770 S. McCarran Blvd

Reno, NV 89509

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 Kromberg

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,

Vance Osborn and Sheryl Osborn, husband and wife as joint tenants

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

True Housing Solutions, LLC, a Nevada limited liability company

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 8 in Block C of AMENDED MAP OF RANCHOS ESTATES, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on October 30, 1972, in Book 1072, Page 642, as Document No. 62493.

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

Dated: 09/25/2018

Vance Osborn
Vance Osborn

Sheryl Osborn
Sheryl Osborn

STATE OF Nevada } ss
COUNTY OF Washoe
This instrument was acknowledged before me on
Sept. 26, 2018.

By Vance Osborn and Sheryl Osborn.

A. D. Kromberg
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-16-210-075

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: \$195,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$195,000.00
 Real Property Transfer Tax Due: \$760.50

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

5. Partial Interest: Percentage being transferred: %

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 GRANTEE
 Signature [Signature] Capacity Grantor

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

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

Print Name: Vance Osborn and Sheryl Osborn
 Address: 1052 Rimfield
 City: Fernley
 State: NV Zip: 89408

Print Name: True Housing Solutions, LLC
 Address: 6770 S. McCarran Blvd
 City: Reno
 State: NV Zip: 89509

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: South Kietzke Branch
5470 Kietzke Ln., Ste. 230
 City/State/Zip: Reno, NV 89511

Esc. #: 099924-ASK

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