

DOUGLAS COUNTY, NV **2018-920494**  
RPTT:\$1189.50 Rec:\$35.00  
\$1,224.50 Pgs=3 10/05/2018 09:32 AM  
ETRCO  
KAREN ELLISON, RECORDER

APN# : 1220-22-310-059  
RPTT: \$1,189.50

Recording Requested By:  
Western Title Company  
Escrow No.: 099674-TEA  
When Recorded Mail To:

Alen L. Mattson  
Elaine S. Mattson-Horn  
1394 Bumblebee Dr  
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,

William Banner, a married man who acquired title as William Banner, a single man

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

Alen L. Mattson, a married man as his sole and separate property and Elaine S. Mattson-Horn, a married woman as her sole and separate property

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 617 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374, Page 676, as File No. 72456.

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

W. B. Banner  
William Banner

STATE OF Nevada  
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on  
September 20, 2018

By William Banner.

[Signature]  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-22-310-059

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: \$305,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$305,000.00  
 Real Property Transfer Tax Due: \$1,189.50

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 [Handwritten Signature] Capacity Escrow Assistant  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: William Banner  
 Address: 1394 Bumblebee Drive  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: Alen L. Mattson and Elaine S. Mattson-Horn  
 Address: 1394 Bumblebee Dr.  
 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. #: 099674-TEA

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