DOUGLAS COUNTY, NV

2018-921195

RPTT:\$1813.50 Rec:\$35.00 \$1,848.50 Pgs=4

**ETRCO** 

10/19/2018 12:29 PM

APN#: 1320-32-116-013

RPTT: \$1,813.50

KAREN ELLISON, RECORDER

Recording Requested By: Western Title Company

Escrow No.: 099945-WLD When Recorded Mail To: Paul Curtis Graham and Anna Marie Graham 1596 Wildrose Dr. 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

Wendy Dunbar

**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,

Arne E. Oas and Judith Lynn Oas, husband and wife as joint tenants with right of survivorship

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

Anna Marie Graham and Paul Curtis Graham, wife and husband as community property with right of survivorship

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:

See attached Exhibit A

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

Dated: 10/10/2018

## Grant, Bargain and Sale Deed - Page 2

Arne E. Oas

STATE OF \_

COUNTY OF DUGLES
This instrument was acknowledged before me on

Hober 18, 20

By Arne E. Oas and Judith Lynn Oas.

Notary Public

SHERRY ACKERMANN Notary Public - State of Nevada Appointment Recorded in Douglas County No: 05-96319-5- Expires April 26, 2021

## **EXHIBIT "A"**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 2, Block E, as shown on the Official Map of WILDROSE NO. 3, UNIT 2, recorded in the Office of the County Recorder of Douglas County, Nevada on June 29, 1972, in Book 102, at Page 517, as Document No. 60350.

TOGETHER with a strip of land 5.00 feet in width, adjacent to and parallel with the Southerly line of said Lot 2, all more particularly described as follows:

BEGINNING at the Northeasterly corner of said Lot 2;

thence South 26°35'00" West, 105.00 feet; thence North 63°25'00" West, 95.00 feet; thence North 26°35'00" East, 105.00 feet; thence South 63°25'00" East, 95.00 feet to THE POINT OF BEGINNING, containing 9,975 square feet, more or less.

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 May 15, 2015, as Document No. 2015 - 862136 of Official Records.

Assessor's Parcel Number(s): 1320-32-116-013

## STATE OF NEVADA DECLARATION OF VALUE

Assessors Parcel Number(a) 1320-32-116-013	s)				\
g)  Agricultural	h) ☐ Mobile Home	DOCUMENT BOOK_ DATE OF RE	T/INSTRUMEN PA ECORDING:	NT #:	
Deed in Lieu of Foreclosus Transfer Tax Value:	re Only (value of property	() ( \$465,000.	.00		
		Section			
The undersigned declares a 375.110, that the information supported by documentation parties agree that disallows result in a penalty of 10% of	and acknowledges, under on provided is correct to to on if called upon to substa unce of any claimed exem of the tax due plus interes	penalty of perj he best of thei ntiate the infor ption, or other t at 1% per mo	r information mation provi- determination onth.	and belief, ded herein. n of additio	and can be Furthermore, the nal tax due, may
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SELLER (GRANTOR) IN	FORMATION	BUYER (G	RANTEE) II	NFORMAT	ION
	udith Lynn Oas	Print Name:		Graham and	Anna Marie
	Λ.			ose Dr.	
	7in: 10606	*		7in.	89423
4PANY/PERSON REQUES (required if not the seller or buy Name: eTRCo, LLC. On beless: Douglas Office	STING RECORDING ver) half of Western Title Comp Ste. 109	-		- 44	U.7T&J
	Type of Property:  a) □ Vacant Land c) □ Condo/Twnhse e) □ Apt. Bldg g) □ Agricultural i) □ Other  Total Value/Sales Price of Deed in Lieu of Foreclosus Transfer Tax Value: Real Property Transfer Tax  If Exemption Claimed: a. Transfer Tax Exemplian Reason for Partial Interest: Percentage  The undersigned declares a 375.110, that the informatic supported by documentation parties agree that disallows result in a penalty of 10% of suant to NRS 375.030, the declares:  SELLER (GRANTOR) INTERED Arme E. Oas and Justice:  The undersigned declares a 375.110. That the informatic supported by documentation parties agree that disallows result in a penalty of 10% of suant to NRS 375.030, the declares:  SELLER (GRANTOR) INTERED Arme E. Oas and Justice:  The undersigned declares a 375.110. That the informatic supported by documentation parties agree that disallows result in a penalty of 10% of suant to NRS 375.030, the declares a 375.030, the	Type of Property:  a) □ Vacant Land	Type of Property:  a) □ Vacant Land b) ☒ Single Fam. Res. c) □ Condo/Twnhse d) □ 2-4 Plex DOCUMEN BOOK DATE OF RI DOTES:  Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due:  States Tax Value:  a. Transfer Tax Exemption per NRS 375.090, Section b. Explain Reason for Exemption:  Partial Interest: Percentage being transferred: 100 %  The undersigned declares and acknowledges, under penalty of perj 375.110. that the information provided is correct to the best of theis supported by documentation if called upon to substantiate the information aparties agree that disallowance of any claimed exemption, or other result in a penalty of 10% of the tax due plus interest at 1% per mossuant to NRS 375.030, the Buyer and Seller shall be jointly and disaltowance of the supported by documentation if called upon to substantiate the information aparties agree that disallowance of any claimed exemption, or other result in a penalty of 10% of the tax due plus interest at 1% per mossuant to NRS 375.030, the Buyer and Seller shall be jointly and disalture  SELLER (GRANTOR) INFORMATION (REQUIRED)  Arme E. Oas and Judith Lynn Oas  Print Name:  Reading  Capacity  SELLER (GRANTOR) INFORMATION (REQUIRED)  Arme E. Oas and Judith Lynn Oas  Print Name:  Reading  City:  PA  Zip: 19606  State:  MPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)  Name: eTRCo, LLC. On behalf of Western Title Company  Ess: Douglas Office 1362 Highway 395, Ste. 109	a) 1320-32-116-013  Type of Property:  a) □ Vacant Land b) □ Single Fam. Res. c) □ Condo/Twnhse d) □ 2-4 Plex e) □ Apt. Bldg f) □ Comm'l/Ind'1 g) □ Agricultural i) □ Other  Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due:  \$465,000.00  [Exemption Claimed: a. Transfer Tax Exemption per NRS 375,090, Section b. Explain Reason for Exemption:  Partial Interest: Percentage being transferred: 100 %  The undersigned declares and acknowledges, under penalty of perjury, pursuant 375.110, that the information provided is correct to the best of their information supported by documentation if called upon to substantiate the information proviparties agree that disallowance of any claimed exemption, or other determination result in a penalty of 10% of the tax due plus interest at 1% per month.  Suant to NRS 375.030, the Buyer and Seller shall be jointly and severally lial diature  Capacity  SELLER (GRANTOR) INFORMATION (REQUIRED)  (R	a) 1320-32-116-013  Type of Property: a) □ Vacant Land b) ☒ Single Fam. Res. c) □ Condo/Twnhse d) □ 2-4 Plex e) □ Apt. Bldg f) □ Comm¹/I/Ind¹1 g) □ Apricultural h) □ Mobile Home i) □ Other  Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property)  Transfer Tax Value: Real Property Transfer Tax Due:  If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section b. Explain Reason for Exemption:  Partial Interest: Percentage being transferred: 100 %  The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 373-110, that the information provided is correct to the best of their information and belief, supported by documentation if called upon to substantiate the information provided herein. parties agree that disallowance of any claimed exemption, or other determination of addition result in a penalty of 10% of the tax due plus interest at 1% per month.  suant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any diature  Capacity  Capacity  Capacity  Capacity  SELLER (GRANTOR) INFORMATION  (REQUIRED)  Arne E. Oas and Judith Lyun Oas eress:  210 E. 37th St. Reading  Type of Property: BOOK PAGE DATE OF RECORDING: NOTES: BOOK PAGE DATE OF RECORDINAL DOOL MENTINSTRUMENT #: BOOK PAGE DATE OF RECORDINAL DOOL MENTINSTRUMENT #: BOOK PAGE DATE OF RECORDINAL DOOL MENTINSTRUMENT #: BOOK PAGE DATE OF RECORDINAL THE BOOK PAGE DATE OF RECORDINAL HOTES: BOOK PAGE DATE OF RECORDINAL HOTES: BOOK PAGE DATE OF RECORDINAL THE BOOK PAGE DATE OF RECORDINAL HOTES: BOOK PAGE DATE OF RECORDING THE COMPANIENT #: BOOK PAGE DATE OF RECORDINAL HOTES: BOOK PAGE DATE OF RECORDINAL HOTES: BOOK PAGE DATE OF RECORDING THE COMPANIENT #: BOOK PAGE DATE OF RECORDING THE COMPANIENT #: BOOK PAGE DATE OF RE