

DOUGLAS COUNTY, NV **2018-921639**  
RPTT:\$1267.50 Rec:\$35.00  
\$1,302.50 Pgs=4 10/31/2018 12:21 PM  
ETRCO  
KAREN ELLISON, RECORDER

APN# : 1220-16-210-103  
RPTT: \$1,267.50

**Recording Requested By:**

Western Title Company

**Escrow No.: 100370-TEA**

**When Recorded Mail To:**

**Colleen E.B. Reid**

**Jason L. Reid**

**1257 Manhattan Way**

**Gardnerville, NV 89460**

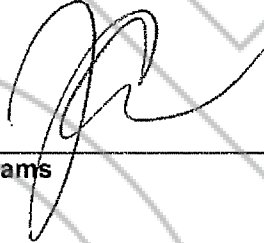
**Mail Tax Statements to: (deeds only)**

**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,

Lois B. Jones, a widow

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

Colleen E.B. Reid and Jason L. Reid, wife and husband 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 6 in Block E, as said lot and block are shown on that certain map entitled AMENDED MAP OF RANCHOS ESTATES, filed for record 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: 10/17/2018

Lois B Jones  
Lois B. Jones

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

}ss

This instrument was acknowledged before me on

\_\_\_\_\_

By Lois B. Jones.

*See attached: [Signature]*

\_\_\_\_\_  
Notary Public

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 Sacramento

On October 25, 2018 before me, Gregory G. Duvenney, Notary Public, personally appeared

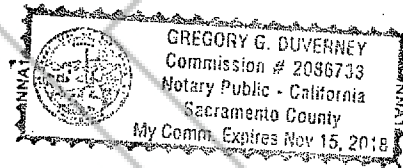
Lois B. Jones

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is ~~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.

Gregory G. Duvenney  
Signature of Notary Public



## OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Grant Bargain Sale  
(Title or description of attached document)

Deed

(Title or description of attached document continued)

Number of Pages 2 Document Date 10-25-18

(additional information)

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-16-210-103

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: \$325,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$325,000.00  
 Real Property Transfer Tax Due: \$1,267.50

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 \_\_\_\_\_ Capacity escrow officer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Lois B. Jones  
 Address: 5561 Tares Circle  
 City: Elk Grove  
 State: CA Zip: 95757

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

Print Name: Colleen E.B. Reid and Jason L. Reid  
 Address: 1257 Manhattan Way  
 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. #: 100370-TEA

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