

DOUGLAS COUNTY, NV **2018-923280**
RPTT:\$1322.10 Rec:\$35.00
\$1,357.10 Pgs=3 12/06/2018 01:16 PM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1420-07-610-036
RPTT: \$1,322.10

Recording Requested By:
Western Title Company
Escrow No.: 100662-KDJ
When Recorded Mail To:

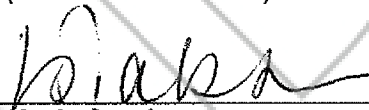
Galin Lazaneo
3562 Loam Lane
Carson City NV 89705

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



Kayla Jacobsen

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,

Imogene Coates as Trustee of the Inter-Vivos, Revocable Family Trust of Imogene Coates

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

Galin Joseph Lazaneo and Jamie Lazaneo, Husband and Wife as Joint Tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, 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 19 in Block B of SUNRIDGE HEIGHTS, PHASE 1, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, Nevada, on June 11, 1993, as Document No. 309550.

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

Dated: 11/28/2018

Inter-Vivos, Revocable Family Trust of Imogene Coates

Imogene Coates
By Imogene Coates, Trustee

STATE OF Nevada

COUNTY OF Cassidy

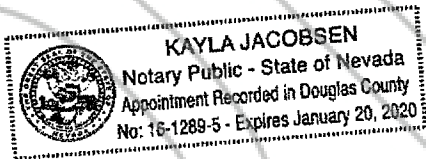
This instrument was acknowledged before me on

12/3/18

}ss

By Imogene Coates.

Kayla Jacobsen
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-07-610-036

2. Type of Property:
 a) Vacant Land
 b) Single Fam. Res.
 c) Condo/Twnhse
 d) 2-4 Plex
 e) Apt. Bldg
 f) Comm' /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: \$339,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$339,000.00
 Real Property Transfer Tax Due: \$1,322.10

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 [Signature] Capacity Escrow
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Inter-Vivos, Revocable Family Trust of Imogene Coates
 Address: 3562 Loam Lane
 City: Carson City
 State: NV Zip: 89705

Print Name: Galín Lazaneo and Jamie Lazaneo
 Address: 3562 Loam Lane
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 100662-KDJ

Address: Carson Office
2310 S. Carson St, Suite 5A

City/State/Zip: Carson City, NV 89701

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