

DOUGLAS COUNTY, NV **2018-923604**
RPTT:\$1560.00 Rec:\$35.00
\$1,595.00 Pgs=4 12/14/2018 09:22 AM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1220-03-110-047
RPTT: \$1,560.00

Recording Requested By:
Western Title Company
Escrow No.: 101369-ARJ

When Recorded Mail To:
Mary Fauria
1410 Kittyhawk Avenue
Gardnerville, NV 89410

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 _____

Anu Jansse

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,

Maria Margaret Huarte, Surviving Trustee of The Huarte Family Trust 11-12-04

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

Mary Fauria, Trustee of The Fauria Family Trust, dated February 6, 1991, as amended March 1, 2003

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:

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: 12/10/2018

The Huarte Family Trust dated 11-12-04

Maria Margaret Huarte
By Maria Margaret Huarte, Surviving Trustee

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

12/12/18

By Maria Margaret Huarte.

Anu Jansse
Notary Public



EXHIBIT "A"

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

That portion of Lot 2 in Block A, as shown on the map entitled STODICK ESTATES SOUTH PHASE 1, in the County of Douglas, State of Nevada, filed December 13, 2004 as Document No. 631678 in the office of the County Recorder of Douglas County, described as follows:

A parcel of land located within a portion of the Northwest 1/4 of Section 3, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Detention Pond parcel, as shown on the Final Subdivision Map for Stodick Estates South (Phase 1) filed for record December 13, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 631678; Thence South 08°51'34" East, 8.11 feet; thence South 89°20'34" East, 80.92 feet to the POINT OF BEGINNING; thence continuing South 89°20'34" East, 86.87 feet; thence South 01°00'33" East, 108.77 feet to the Southeast corner of Lot 2 as shown on said Final Map, said point also falling on the Northerly right-of-way line of Stodick Lane per said Final Map, also known as Kittyhawk Avenue; thence continuing along said Northerly right-of-way of line, along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 518.50 feet, central angle of 07°51'01", arc length of 71.04 feet, and chord bearing and distance of South 85°03'56" West, 70.98 feet to the Southwest corner of said Lot 2; thence North 08°51'34" West, 117.25 feet to the POINT OF BEGINNING.

Said property is also shown as Parcel P-2 on that certain Record of Survey Map filed March 15, 2005 as Document No. 639096 in the office of the Douglas County Recorder.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on May 24, 2007, as Document No. 701761 of Official Records.

Assessor's Parcel Number(s):
1220-03-110-047

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-03-110-047

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: \$400,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$400,000.00
 Real Property Transfer Tax Due: \$1,560.00

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 _____
 Signature Jalwa Capacity Escrow

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Maria Margaret Huarte, Surviving Trustee of The Huarte Family Trust 11-12-04
Address: 1223 Pleasantview Drive
City: Gardnerville
State: NV **Zip:** 89460

Print Name: Mary Fauria, Trustee of The Fauria Family Trust, dated February 6, 1991, as amended March 1, 2003
Address: 1410 Kittyhawk Avenue
City: Gardnerville
State: NV **Zip:** 89410

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. #: 101369-ARJ

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