

DOUGLAS COUNTY, NV **2018-924030**
RPTT:\$1474.20 Rec:\$35.00
\$1,509.20 Pgs=3 12/28/2018 11:14 AM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1420-08-217-018
RPTT: \$1,474.20

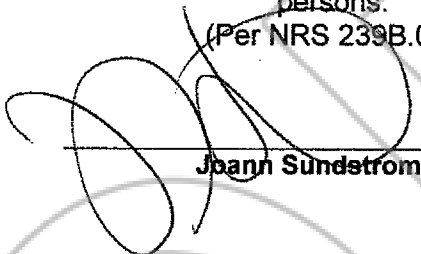
Recording Requested By:
Western Title Company
Escrow No.: 101581-JMS
When Recorded Mail To:
Mark Christopher Helton and
Jenny Kyungsook Helton
3544 Long Drive
Minden, NV 89423

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



Joann Sundstrom

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,

Michael T. Lefrancois, an unmarried man

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

Mark Christopher Helton and Jenny Kyungsook Helton, husband and wife 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 Minden, 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 set forth on Final Map Number LDA #99-054-6 SUNRIDGE HEIGHTS III, PHASE 6, a Planned Unit Development, filed in the Office of the County Recorder of Douglas County, State of Nevada on August 24, 2004 in Book 0804, Page 10164, Document No. 622411, Official Records.

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

Dated: 12/28/2018



Michael T. Lefrancois

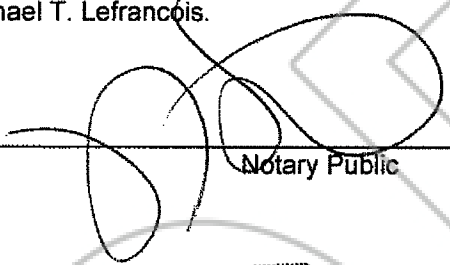
STATE OF NEVADA

COUNTY OF WASHOE

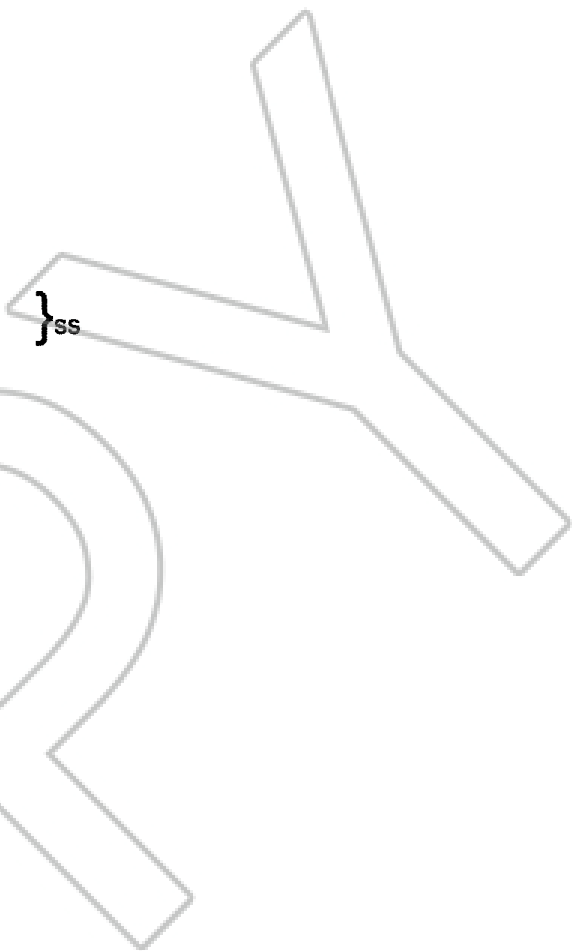
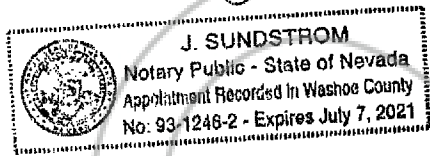
This instrument was acknowledged before me on

DECEMBER 28 2018

By Michael T. Lefrancois.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-08-217-018

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: \$378,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$378,000.00
 Real Property Transfer Tax Due: \$1,474.20

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 Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Michael T. Lefrancois
 Address: PO Box
 City: Incline Village
 State: NV Zip: 89451

Print Name: Mark Christopher Helton and Jenny Kyungsook Helton
 Address: 3544 Long Drive
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Kietzke Office
5390 Kietzke Ln Suite 101
 City/State/Zip: Reno, NV 89511

Esc. #: 101581-JMS

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