

DOUGLAS COUNTY, NV

2019-924953

RPTT:\$780.00 Rec:\$35.00

\$815.00 Pgs=3

01/24/2019 08:39 AM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1220-21-610-257

RPTT: \$780.00

Recording Requested By:

Western Title Company

Escrow No.: 101707-WLD

When Recorded Mail To:

Rick Nuzum

P.O. Box 3086

Gardnerville, NV 89410

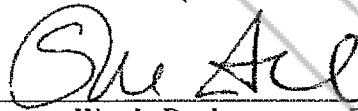
Mail Tax Statements to: (deeds only)

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



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,

Karen Leigh Joseph, Trustee of The Karen Leigh Joseph Family Trust dated 04/03/01 (who erroneously acquired title as Karen Leight Joseph, Trustee of the Karen Leigh Joseph Family Trust date 04/03/01)

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

Rick Nuzum, a married man as his sole and separate property

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 399, of GARDNERVILLE RANCHOS UNIT NO. 6, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

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

Dated: 01/21/2019

The Karen Leigh Joseph Family Trust dated 04/03/01

Karen Leigh Joseph
By Karen Leigh Joseph, Trustee

STATE OF Nevada

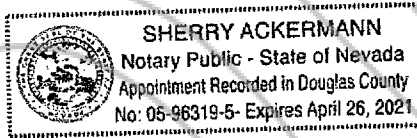
COUNTY OF Douglas

This instrument was acknowledged before me on

January 23, 2019

By Karen Leigh Joseph.

Sherry Ackermann
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-21-610-257

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: \$200,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$200,000.00
 Real Property Transfer Tax Due: \$780.00

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 Karen Leigh Joseph Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Karen Leigh Joseph, Trustee of The Karen Leigh Joseph Family Trust dated 04/03/01
 Address: P.O. Box 2548
 City: Minden
 State: NV Zip: 89423

Print Name: Rick Nuzum
 Address: P.O. Box 3086
 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. #: 101707-WLD

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