

DOUGLAS COUNTY, NV  
RPTT:\$1053.00 Rec:\$35.00  
\$1,088.00 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

**2019-925983**

**02/22/2019 10:29 AM**

APN#: 1420-18-113-001

RPTT: \$1,053.00

Recording Requested By:  
Western Title Company

Escrow No.: 102274-WLD

When Recorded Mail To:  
Ronald W. Baker and Paula J.  
Baker  
3390 Vista Grande Blvd.  
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



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,

Richard A. Anstedt and Barbara J. Anstedt, husband and wife as joint tenants with rights of survivorship

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

Ronald W. Baker and Paula J. Baker, husband and wife as joint tenants with rights of survivorship


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:

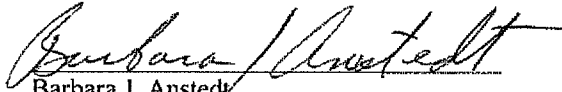
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 147 in Block B as shown on the plat of SILVERADO HEIGHTS NO. 2, filed for record in the office of the County Recorder of Douglas County, Nevada, on as Document No. 33717 and certain Certificate of Amendment Recorded December 20, 1994 in Book 1294, Page 2904 as Instrument No. 352879 of 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: 02/19/2019

  
Richard A. Anstedt

  
Barbara J. Anstedt

STATE OF Nevada

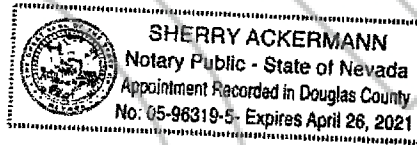
COUNTY OF Douglas } ss

This instrument was acknowledged before me on

February 21, 2019

By Richard A. Anstedt and Barbara J. Anstedt.

  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1420-18-113-001

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: \$270,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$270,000.00  
 Real Property Transfer Tax Due: \$1,053.00

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 Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Richard A. Anstedt and Barbara J. Anstedt  
 Address: 986 Arrowhead Drive  
 City: Gardnerville  
 State: NV Zip: 89460

Print Name: Ronald W. Baker and Paula J. Baker  
 Address: 3390 Vista Grande Blvd.  
 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  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 102274-WLD

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