

DOUGLAS COUNTY, NV
RPTT:\$1657.50 Rec:\$35.00
\$1,692.50 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2019-926291

03/04/2019 11:01 AM

APN# : 1220-24-811-003

RPTT: \$1,657.50

Recording Requested By:

Western Title Company

Escrow No.: 101937-WLD

When Recorded Mail To:

Alice M. Dirksen and Gary J. Spear

626 Thorobred Ave.

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,

Gary Spear, an unmarried man

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

Alice M. Dirksen, an unmarried woman and Gary J. Spear, an unmarried man as joint tenants


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 7 in Block A of THOMPSON ACRES UNIT NO. 2, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 22, 1978, in Book 378, Page 1424, as Document No. 18827.

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

Dated: 02/25/2019



Gary Spear

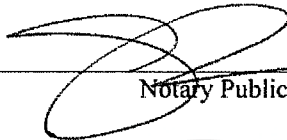
STATE OF Nevada

COUNTY OF Douglas

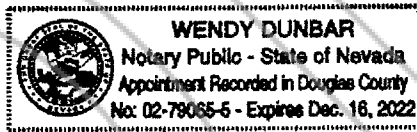
This instrument was acknowledged before me on

8-26-19

By Gary Spear.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1220-24-811-003

2. Type of Property:
a) Vacant Land
c) Condo/Twnhse
e) Apt. Bldg
g) Agricultural
i) Other _____
b) Single Fam. Res.
d) 2-4 Plex
f) Comm' l/Ind'l
h) Mobile Home

FOR RECORDERS OPTIONAL USE ONLY
DOCUMENT/INSTRUMENT #: _____
BOOK _____ PAGE _____
DATE OF RECORDING: _____
NOTES: _____

3. Total Value/Sales Price of Property: \$425,000.00
Deed in Lieu of Foreclosure Only (value of property) (
Transfer Tax Value: \$425,000.00
Real Property Transfer Tax Due: \$1,657.50

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 Alice M. Dirksen Capacity Grantee
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Gary Spear
Address: 626 Thorobred Ave.
City: Gardnerville
State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Alice M. Dirksen and Gary J. Spear
Address: 626 Thorobred Ave.
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. #: 101937-WLD