

DOUGLAS COUNTY, NV
RPTT:\$1248.00 Rec:\$35.00
\$1,283.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2019-927443

04/03/2019 03:56 PM

APN# : 1420-07-511-008
RPTT: \$1,248.00

Recording Requested By:

Western Title Company

Escrow No.: 103217-TEA

When Recorded Mail To:

Kenneth E. Gruszie

Gail A. Gruszie

1266 Bridle Way

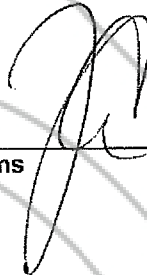
Minden, NV 89423

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



Traci Adams

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,

John W. Young, a single man

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

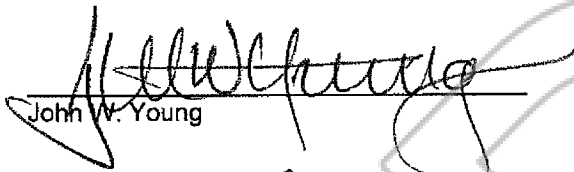
Kenneth E. Gruszie and Gail A. Gruszie, Co-Trustees, or their successor(s), of the Ken and Gail Gruszie Family Trust, under trust agreement, dated February 12, 2001

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:

Lot 16 in Block D of VALLEY VISTA ESTATES 1, PHASE 1B, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 2, 1995, in Book 695, Page 389, as Document No. 363386, Official Records.

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

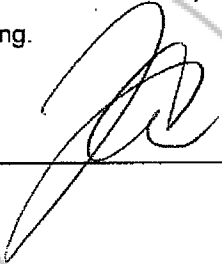
Dated: 03/20/2019


John W. Young

STATE OF Nevada }
COUNTY OF Douglas } ss

This instrument was acknowledged before me on
March 27, 2019

By John W. Young.



Notary Public

 **TRACI ADAMS**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 89-1891-5 - Expires Jan. 05, 2023

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-07-511-008

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: \$320,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$320,000.00
 Real Property Transfer Tax Due: \$1,248.00

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 [Handwritten Signature] Capacity Seller
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: John W. Young
 Address: 901 Meadow Vista Dr.
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Kenneth E. Gruszie and Gail A. Gruszie
 Address: 1266 Bridle Way
 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: Douglas Office
 1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 103217-TEA

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