

DOUGLAS COUNTY, NV
RPTT:\$1540.50 Rec:\$35.00
\$1,575.50 Pgs=3

2019-927835
04/15/2019 11:21 AM

ETRCO
KAREN ELLISON, RECORDER

APN#: 1220-16-118-003
RPTT: \$1,540.50

Recording Requested By:
Western Title Company
Escrow No.: 102682-TEA
When Recorded Mail To:

Siu Ngor Tom
Josie Lee
3393 Bridle Drive
Hayward, CA 94541

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,

Stanley A. Barnes and Karyn R. Barnes, husband and wife as joint tenants with right of survivorship do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Siu Ngor Tom and Josie Lee, husband and wife as community property with right of survivorship

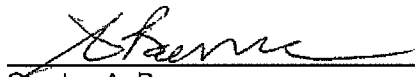
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

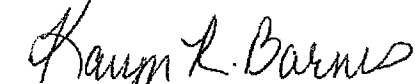
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 6, in Block A, as shown on the map of UPLAND ESTATES SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 14, 1979, in Book 579, Page 758, as Document No. 32395.

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

Dated: 03/14/2019


Stanley A. Barnes


Karyn R. Barnes

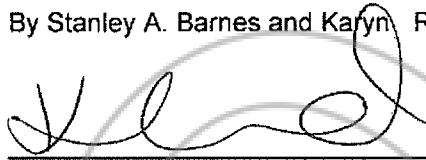
STATE OF Nevada

COUNTY OF Douglas } ss

This instrument was acknowledged before me on

March 19, 2019

By Stanley A. Barnes and Karyn R. Barnes.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-16-118-003

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: \$395,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$395,000.00
 Real Property Transfer Tax Due: \$1,540.50

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 [Handwritten Signature] Capacity Escrow Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Stanley A. Barnes and Karyn R. Barnes
 Address: 1261 Sorensen Lane
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Siu Ngor Tom and Josie Lee
 Address: 3393 Bridle Dr.
 City: Hayward
 State: CA Zip: 94541

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. #: 102682-TEA