

DOUGLAS COUNTY, NV

2019-927866

RPTT:\$643.50 Rec:\$35.00

\$678.50 Pgs=4

04/15/2019 03:55 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1420-31-000-009
RPTT: \$643.50

Recording Requested By:

Western Title Company

Escrow No.: 102899-ARJ

When Recorded Mail To:

Kenneth C. Barnes

Staci L. Peretti

1108 Fiore Court

Minden, NV 89423

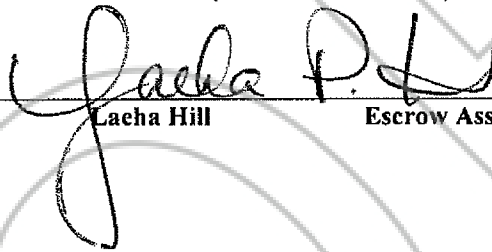
Mail Tax Statements to: (deeds only)

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



Laeha Hill

Escrow Assistant

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,

Marvin L. Smith, an unmarried man and Rosana Herran De Smith, an unmarried woman who acquired title as Marvin L. Smith and Rosana Herran De Smith, Husband and Wife as Joint Tenants

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

Kenneth C. Barnes, an unmarried man and Staci L. Peretti, an unmarried woman as joint tenants with the right of survivorship

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

See attached Exhibit A

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

Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.

Dated: 03/18/2019

M. L. Smith
Marvin L. Smith

Rosana Herran De Smith
Rosana Herran De Smith

STATE OF Nevada

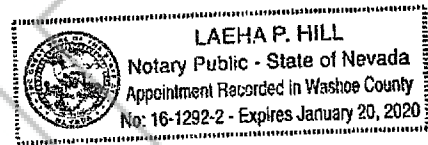
COUNTY OF Douglas

This instrument was acknowledged before me on

4/4/19

By Marvin L. Smith.

Laeta P. Hill
Notary Public



STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

4/5/19

By Rosana Herran De Smith.

Laeta P. Hill
Notary Public

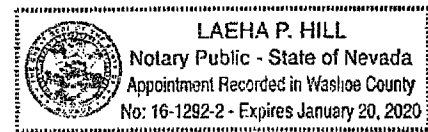


EXHIBIT "A"

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

That portion of the Northwest 1/4 of Southeast 1/4 of Section 31, Township 14 North, Range 20, East, M.D.B.&M., that is described as follows:

Beginning at a point on a fence line which bears North 89°56'00" West a distance of 1945.28 feet from the East 1/4 Section corner of said Section 31; thence South a distance of 347.77 feet to a point; thence West a distance of 625.35 feet to an intersection with the Eastern right of way line of Nevada State Highway Route 3 (U.S. 395), which right of way line is 20 feet Easterly of, measured at right angles, and parallel with the surveyed centerline of said highway; thence North 0°04'30" West along said Eastern right of way line a distance of 348.50 feet to an intersection with a fence line; thence South 89°56'00" East along said fence line a distance of 625.81 feet to the point of beginning.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on December 23, 2015, as Document No. 874445 of Official Records.

**Assessor's Parcel Number(s):
1420-31-000-009**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-31-000-009

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: \$165,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$165,000.00
 Real Property Transfer Tax Due: \$643.50

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 _____ Capacity _____
 Signature *Jaella* Capacity *Escrow*

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Marvin L. Smith and Rosana Herran de Smith
 Address: 2695 HWY 395
 City: Minden
 State: NV Zip: 89423

Print Name: Kenneth C. Barnes and Staci L. Peretti
 Address: 1108 Fiore Court
 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. #: 102899-ARJ

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