

DOUGLAS COUNTY, NV

2019-927985

RPTT:\$409.50 Rec:\$35.00

\$444.50 Pgs=3

04/18/2019 11:12 AM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1219-26-001-010

RPTT: \$409.50

Recording Requested By:

Western Title Company

Escrow No.: 103311-TEA

When Recorded Mail To:

James Buck

Jennifer Buck

544 Jackson Ranch Rd.

Gardnerville, NV 89410

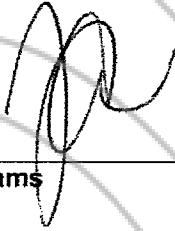
Mail Tax Statements to: (deeds only)

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



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,

Robert J. Coffman, an unmarried man who aquired title as a married man

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

James Buck and Jennifer Buck, husband and wife as joint tenants 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:

Parcel 1:

Lot 9 in Block A, as set forth on Amended Record of Survey for Jerald R. Jackson filed for record with the Douglas County Recorder on May 31, 2001 in Book 0501, Page 9960 as Document No. 515523, said lands previously described as Lot 9 in Block A as set forth on that certain Final Map PDA97-001 for Jackson Creek Ranch Estates, a Planned Unit Development recorded February 23, 1998 in Book 298, Page 4120, as Document No. 433187.

Parcel 2:

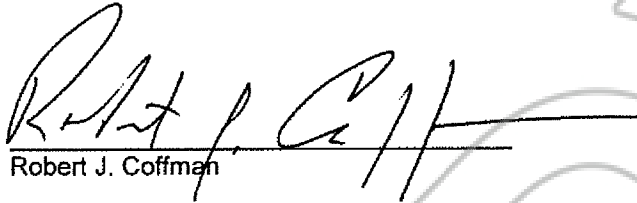
All roadway easements as set forth in Grant, Bargain, Sale Deed executed by Jerald R. Jackson Trustee and Irene M. Windholz, Trustee and filed for record with Douglas County Recorder on May 31, 2001 on Book 0501, Page 9961, as Document No. 0515524 and being further depicted on the Amended Record of Survey for Jerald R. Jackson filed for record with the Douglas County Recorder on May 31, 2001 in Book 0501, Page 9960, as Document No. 0515523.

Parcel 3:

Together with an easement for ingress and egress as described in Easement Grant, Bargain and Sale Deed filed for record in the office of the Douglas County Recorder, State of Nevada, on August 27, 2003 in Book 0803, Page 15090, Document No. 587973, 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: 03/25/2019

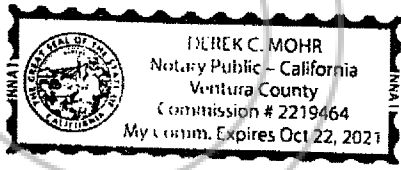

Robert J. Coffman

STATE OF California }
COUNTY OF Ventura } ss

This instrument was acknowledged before me on
April 2nd, 2019

By Robert J. Coffman.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1219-26-001-010

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'/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: \$105,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$105,000.00
 Real Property Transfer Tax Due: \$409.50

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)

Print Name: Robert J. Coffman
 Address: 959 Rosewood Ave
 City: Camarillo
 State: CA Zip: 93010

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: James Buck and Jennifer Buck
 Address: 544 Jackson Ranch Rd
 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. #: 103311-TEA

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