

DOUGLAS COUNTY, NV

2019-928705

RPTT:\$826.80 Rec:\$35.00

\$861.80 Pgs=3

05/06/2019 12:48 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1220-04-516-040

RPTT: \$826.80

Recording Requested By:

Western Title Company

Escrow No.: 103937-ASK

When Recorded Mail To:

Patricia Favela
225 Granada Drive
Sparks, NV 89431

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



Amy Kromberg

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,

JD & Mary, LLC, a Nevada limited liability company

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

Patricia Favela, an unmarried woman

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 32, of EL DORADO VILLAGE UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 14, 1973, in Book 1273, Page 352, as Document No. 70678.

Together with an undivided interest in and to the whole of the common area designated as common areas of said subdivision.

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

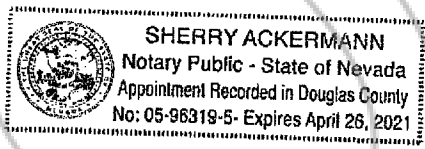
Dated: 04/24/2019

JD & Mary, LLC

Mary Dinsmore
Mary Dinsmore, Manager

STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on
April 24, 2019

By Mary Dinsmore.
Sherry Ackermann
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-04-516-040

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 NOTES: _____ _____ _____
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3. Total Value/Sales Price of Property: \$212,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$212,000.00
 Real Property Transfer Tax Due: \$826.80

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 Mary Ann Moore Capacity Manager
 Signature Patricia Favela Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: JD & Mary, LLC
 Address: 1964 Hackamore Lane
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Patricia Favela
 Address: 225 Granada Dr.
 City: Sparks
 State: NV Zip: 89431

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: South Kietzke Branch
5470 Kietzke Ln., Ste. 230
 City/State/Zip: Reno, NV 89511

Esc. #: 103937-ASK

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