

DOUGLAS COUNTY, NV
RPTT:\$2710.50 Rec:\$35.00
\$2,745.50 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2019-928790

05/08/2019 01:30 PM

APN# : 1420-27-801-030
RPTT: \$2,710.50

Recording Requested By:
Western Title Company

Escrow No.: 102774-TEA
When Recorded Mail To:
Katie Ybarra
Marcos Ybarra
6326 Balsam Lake Ave
San Diego, CA 92119

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,

Bryce Clutts and Tonya Clutts, Trustees of the Bryce and Tonya Clutts Living Trust 2006 dated April 25, 2006

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

Marcos A. Ybarra and Katie E. Ybarra husband and wife as joint tenants

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:

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

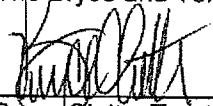
A portion of the East 1/2 of the Southeast 1/4, Section 27, Township 14 North, Range 20 East M.D.B.&M., Douglas County, Nevada, further described as follows:

Parcel D-4-C1 as set forth on that certain Parcel Map No. 9 for Raymond M. Smith, filed for record on March 16, 1992, in Book 392, as Page 2170, as Document No. 273239.

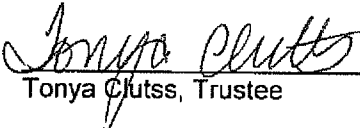
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 02/26/2019

The Bryce and Tonya Clutts Living Trust 2006 dated April 25, 2006



Bryce Clutts, Trustee



Tonya Clutts, Trustee


STATE OF Nevada _____ } ss

COUNTY OF Douglas _____ } ss

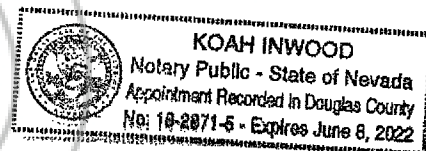
This instrument was acknowledged before me on

April 25, 2019

By Bryce Clutts and Tonya Clutts



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-27-801-030

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: \$695,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$695,000.00
 Real Property Transfer Tax Due: \$2,710.50

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 [Signature] Capacity Escrow Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Bryce Clutts and Tonya Clutts, Trustees of the Bryce and Tonya Clutts Living Trust 2006 dated April 25, 2006
Address: 1589 Saratoga Ct
City: Minden
State: NV **Zip:** 89423

Print Name: Marcos A. Ybarra and Katie E. Ybarra
Address: 6326 Balsam Lake Ave
City: San Diego
State: CA **Zip:** 92119

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. #: 102774-TEA