

APN# : 1318-26-101-040

RPTT: \$1,696.50

Recording Requested By:
Western Title Company

Escrow No.: 103831-WLD

When Recorded Mail To:

Heather L. Thomason
522 Mt Davidson Ct
Clayton, CA 94517

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 _____


Wendy Dunbar

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,

Cyril Roney, an unmarried man

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

Heather L. Thomason, a married woman as her sole and separate property

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Stateline, 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.

Dated: 05/30/2019


Cyril Roney

STATE OF Nevada

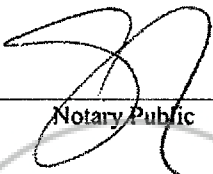
COUNTY OF Douglas

This instrument was acknowledged before me on

12-3-19

} ss

By Cyril Roney.


Notary Public

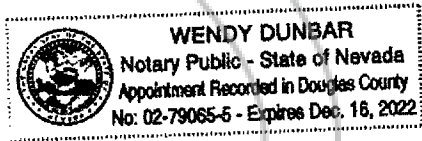


EXHIBIT "A"

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

A parcel of land being a portion of that certain parcel as described in Book C-1 of Deeds at Page 468, records of Douglas County, Nevada and being wholly within the Northeast ¼ of the Northwest ¼ of Section 26, Township 13, North, Range 18 East, M.D.B. & M., and being further described as follows:

COMMENCING at the ¼ corner common to Section 23 and 26; Thence along the Section line common to said Sections, North 89°46' West, 491.40 feet; Thence South 00°08' West, 319.57 feet to a ¾ inch rebar and the TRUE POINT OF BEGINNING; Thence continuing South 00°08' West, 103.00 feet to a spike and tin set in asphalt; Thence South 67°51' West, 67.81 feet to a 5/8 inch rebar; Thence North 89°52' West, 101.05 feet to a 5/8 inch rebar; Thence North 00°08' East, 62.00 feet to a ½ inch rebar; Thence North 67°58'22" East, 176.86 feet to the POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain Quitclaim Deed recorded in the office of the County Recorder of Douglas County, Nevada on January 28, 2013, as Document No. 817061 of Official Records.

**Assessor's Parcel Number(s):
1318-26-101-040**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1318-26-101-040

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: _____

3. Total Value/Sales Price of Property: \$435,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$435,000.00
 Real Property Transfer Tax Due: \$1,696.50

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 Escrow Agent
 Signature _____ Capacity _____

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

Print Name: Cyril Roney
 Address: 62 Palisades Dr.
 City: Daly City
 State: CA Zip: 94015

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

Print Name: Heather L. Thomason
 Address: 522 Mt Davidson Ct
 City: Clayton
 State: CA Zip: 94517

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. #: 103831-WLD

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