

DOUGLAS COUNTY, NV

2019-931401

RPTT:\$780.00 Rec:\$35.00

\$815.00 Pgs=3

07/05/2019 11:02 AM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1220-21-810-224

RPTT: \$780.00

Recording Requested By:

Western Title Company

Escrow No.: 105056-WLD

When Recorded Mail To:

Gary Coal Killgore and Amanda

Jean Killgore

1359 Patricia Dr.

Gardnerville, NV 89460

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,

JoAnn Baker, a widow

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

Gary Coal Killgore and Amanda Jean Killgore, husband and wife as joint tenants with right of survivorship

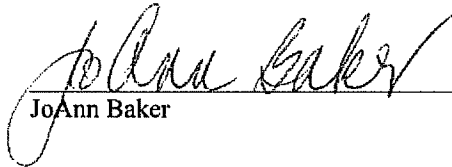
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

Lot 382, of GARDNERVILLE RANCHOS UNIT NO.7, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on March 27, 1974, in Book 374, Page 676, as File No. 72456.

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

Dated: 07/01/2019



JoAnn Baker


STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on July 5, 2019, By JoAnn Baker.

} ss


Notary Public

 SHERRY ACKERMANN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 05-96319-5 Expires April 26, 2021

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-21-810-224

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:	\$200,000.00
Deed in Lieu of Foreclosure Only (value of property)	(
Transfer Tax Value:	\$200,000.00
Real Property Transfer Tax Due:	\$780.00

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 <u>JoAnn Baker</u>	Capacity <u>Grantor</u>
Signature _____	Capacity _____

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

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

Print Name: JoAnn Baker
 Address: 1359 Patricia Drive
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Gary Coal Killgore and Amanda Jean Killgore
 Address: 1359 Patricia Dr.
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 105056-WLD

Address: Douglas Office
 1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

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