

DOUGLAS COUNTY, NV

**2019-932946**

RPTT:\$475.80 Rec:\$35.00

\$510.80 Pgs=3

08/02/2019 10:54 AM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1220-16-310-057

RPTT: \$475.80

Recording Requested By:

Western Title Company

Escrow No.: 105775-WLD

When Recorded Mail To:

Scott M. Smith, Inc., a Nevada  
Corporation

1022 Frieda Lane

Minden, NV 89423

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,

Darlene Heidi Romano, a married woman as her sole and separate property

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

Scott M. Smith, Inc., a Nevada Corporation, as to an undivided 50% interest and Jacquelyn A. Cox and Patrick S. Cox, wife and husband as joint tenants with right of survivorship, as to an undivided 50% interest, as tenants in common

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 73 in Block J, as set forth on the map of SEQUOIA VILLAGE TOWNHOUSE-1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 14, 1979, as Document No. 38712, as Corrected by Certificate of Amendment recorded July 14, 1980, as Document No. 46136.

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

Dated: 07/29/2019

Darlene Heidi Romano  
Darlene Heidi Romano

STATE OF Nevada

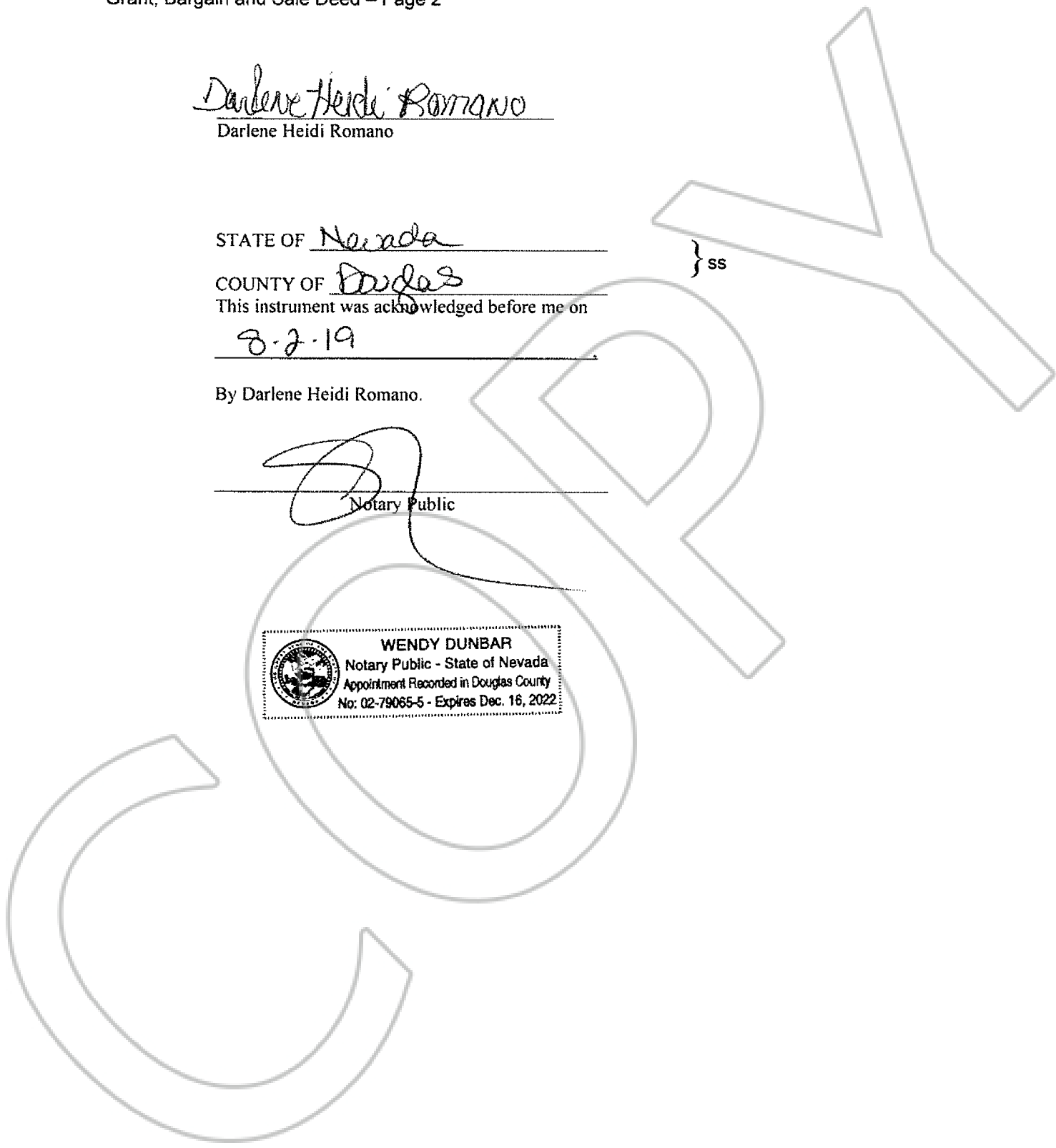
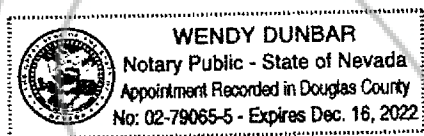
COUNTY OF Douglas

This instrument was acknowledged before me on

8-2-19

By Darlene Heidi Romano.

[Signature]  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-16-310-057

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 \_\_\_\_\_

|   |
|---|
| <p><b>FOR RECORDERS OPTIONAL USE ONLY</b><br/>                 NOTES: _____<br/>                 _____<br/>                 _____</p> |
|---|

|  |              |
|--|--------------|
| 3. Total Value/Sales Price of Property:              | \$122,000.00 |
| Deed in Lieu of Foreclosure Only (value of property) | (            |
| Transfer Tax Value:                                  | \$122,000.00 |
| Real Property Transfer Tax Due:                      | \$475.80     |

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 _____ | Capacity <u>Escrow Agent</u> |
| Signature _____ | Capacity _____               |

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

Print Name: Darlene Heidi Romano  
 Address: P.O. Box 11718  
 City: Zephyr Cove  
 State: NV                      Zip: 89448

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

Print Name: Scott M. Smith, Inc., a Nevada Corporation, et al  
 Address: 1022 Frieda Lane  
 City: Minden  
 State: NV                      Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC, On behalf of Western Title Company                      Esc. #: 105775-WLD  
 Address: Douglas Office  
 1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410