

APN# : 1220-24-501-038
RPTT: 1,790.10

Recording Requested By:
Western Title Company
Escrow No.: 106218-AMG
When Recorded Mail To:
Nicolas R. Garcia and Alexis N.
Weaver
1981 Pinto Circle
Gardnerville NV 89410

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 Gutierrez

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,

Jeffrey B. Chase and Michele L. Chase, husband and wife as joint tenants with right of survivorship do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Nicolas R. Garcia, a single man and Alexis N. Weaver, a single woman 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:

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: 07/24/2019

Jeffrey B. Chase
Jeffrey B. Chase

Michele L. Chase
Michele L. Chase

STATE OF Nevada }
COUNTY OF DOUGLAS } ss

This instrument was acknowledged before me on
August 7, 2019

By Jeffrey B. Chase and Michele L. Chase.

[Signature]
Notary Public

 **TRACI ADAMS**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 89-1891-5 - Expires Jan. 06, 2023

EXHIBIT "A"

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

A portion of Parcels 3 and 4, as shown on that Parcel Map of Lot 12, RUHENSTROTH RANCHOS SUBDIVISION, filed for record in the office of the Recorder of Douglas County, Nevada, on July 26, 1977, in Book 777, at Page 1246, as Document No. 11361, more particularly described as follows:

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, described as follows:

COMMENCING at the Northeast corner of said Section 24, a set forth on that certain Parcel Map of Lot 12, Ruhenstroth Ranchos Subdivision, that was filed for record in the office of the County Recorder of Douglas County, Nevada, on the 26th day of July, 1977, in Book 777, at Page 1246, as Document No. 11361, of Official Records;

thence West 151.52 feet along the Northerly line of said Section 24 to the POINT OF BEGINNING;
thence continuing West, 144.61 feet;
thence South, 331.00 feet;
thence East, 144.61 feet;
thence North 331.00 feet to the POINT OF BEGINNING

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on June 19, 2017, as Document No. 2017-900237 of Official Records.

Assessor's Parcel Number(s):
1220-24-501-038

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-24-501-038

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: \$459,000.00
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$459,000.00
Real Property Transfer Tax Due: 1,790.10

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 *A. Claypool* Capacity *Agent*
Signature _____ Capacity _____

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

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

Print Name: Jeffrey B. Chase and Michele L. Chase
Address: 1217 Lasso Ln
City: Gardnerville
State: NV Zip: 89410

Print Name: Nicolas R. Garcia and Alexis N. Weaver
Address: 1981 Pinto Circle
City: Gardnerville
State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
Address: Carson Office
2310 S. Carson St, Suite 5A
City/State/Zip: Carson City, NV 89701

Esc. #: 106218-AMG

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