

DOUGLAS COUNTY, NV
RPTT:\$2476.50 Rec:\$35.00
\$2,511.50 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2019-933304

08/09/2019 03:44 PM

APN# : 1319-30-516-010

RPTT: \$2,476.50

Recording Requested By:

Western Title Company

Escrow No.: 106238-WLD

When Recorded Mail To:

Robert Bernard Keller and Cynthia

I. Mohiuddin

8645 SW Birchwood Rd.

Portland, OR 97225

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,

- Carol D. Edscorn, an unmarried woman

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

Robert Bernard Keller and Cynthia I. Mohiuddin, husband and wife as community property with right of survivorship

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:

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

Lot 48-B, TAHOE VILLAGE UNIT NO. 1, AN AMENDED MAP OF ALPINE VILLAGE UNIT NO. 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 7, 1971, in Book 94, Page 203, as Document No. 55769.

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

Dated: 08/05/2019



Carol D. Edscorn

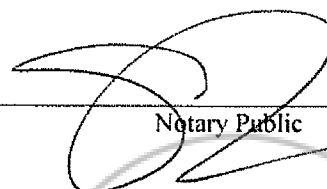
STATE OF Nevada

COUNTY OF Douglas

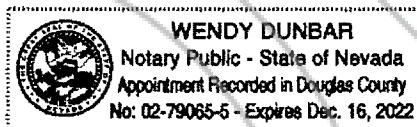
This instrument was acknowledged before me on

8-7-2019

By Carol D. Edscorn.



Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1319-30-516-010

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: \$635,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$635,000.00
 Real Property Transfer Tax Due: \$2,476.50

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)**

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

Print Name: Carol D. Edscorn
 Address: 29472 Rock Point Dr.
 City: Lake Elsinior
 State: CA Zip: 92530

Print Name: Robert Bernard Keller and Cynthia I. Mohiuddin
 Address: 8645 SW Birchwood Rd.
 City: Portland
 State: OR Zip: 97225

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. #: 106238-WLD

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