

DOUGLAS COUNTY, NV
RPTT:\$1404.00 Rec:\$35.00
\$1,439.00 Pgs=3

2019-934404
08/28/2019 02:09 PM

ETRCO
KAREN ELLISON, RECORDER

APN#: 1220-12-310-031

RPTT: \$1,404.00

Recording Requested By:
Western Title Company

Escrow No.: 106251-WLD

When Recorded Mail To:

Manuel Jimenez Jr.

2303 James Ave.

So. Lake Tahoe, CA 96150

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,

Patrick C. Donovan and Elizabeth A. Donovan, husband and wife as joint tenants (who acquired title as Patrick C. Donovan, an unmarried man and Elizabeth A. Fredell, an unmarried woman as joint tenants)

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

Manuel Jimenez Jr. and Angelina F. Jimenez, husband and wife as joint tenants

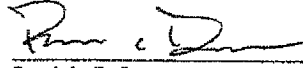
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

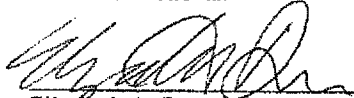
Lot 25, as shown on the map of PINENUT SUBDIVISION, UNIT NO. 1, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 11, 1963, in Book 1 of Maps, as Document No. 22783.

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

Dated: 07/31/2019



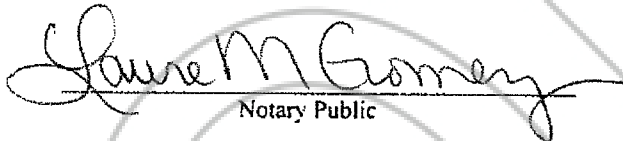
Patrick C. Donovan



Elizabeth A. Donovan

STATE OF Colorado }
COUNTY OF GARFIELD } ss
This instrument was acknowledged before me on
August 1, 2019

By Patrick C. Donovan and Elizabeth A. Donovan.



Notary Public

LAURA M. GOMEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #18924006376
My Commission Expires May 12, 2020

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-12-310-031

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: \$360,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$360,000.00
 Real Property Transfer Tax Due: \$1,404.00

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 [Signature] Capacity Grantor
 Signature [Signature] Capacity Grantor

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

Print Name: Patrick C. Donovan and Elizabeth A. Donovan
 Address: P.O. Box 369
 City: Rifle
 State: CO Zip: 81650

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

Print Name: Manuel Jimenez Jr.
 Address: 2303 James Ave.
 City: So. Lake Tahoe
 State: CA Zip: 96150

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. #: 106251-WLD

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