

DOUGLAS COUNTY, NV
RPTT:\$2102.10 Rec:\$35.00
\$2,137.10 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2019-934464

08/29/2019 11:19 AM

APN#: 1220-24-501-010
RPTT: \$2,102.10

Recording Requested By:
Western Title Company
Escrow No.: 106219-ARJ

When Recorded Mail To:
Michael Mulligan and Michelle
Mulligan
773 Saddle Court
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 Jana P. Hill
Laha Hill Escrow Assistant

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,

William L. Thran and Carolyn Sue Thran, Husband and Wife who acquired title as William L. Thran, an unmarried man and Carolyn Sue Borda, an unmarried woman

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

Michael R. Mulligan and Michelle L. Mulligan, 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 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:

A portion of the North 1/2 of the North 1/2 of the Northeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Parcel C-4 as shown on the Parcel Map for LUCY C. JOYCE #2, filed for record October 22, 1990 in Book 1090, Page 3219, as Document No. 237139, Official Records, Douglas County, Nevada, being a re-subdivision of Parcel C of the Parcel Map for PETER S. BOWIE as Document 13230.

Reserving therefrom all water, water rights, ditch and ditch rights appurtenant to the herein described real property.

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

Dated: 08/22/2019

William L. Thran
William L. Thran

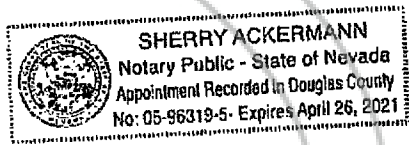
Carolyn Sue Thran
Carolyn Sue Thran

STATE OF Nevada }
COUNTY OF Douglas } ss

This instrument was acknowledged before me on
August 23, 2019

By William L. Thran and Carolyn Sue Thran

Sherry Ackermann
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-24-501-010

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: _____ _____ _____
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3. Total Value/Sales Price of Property: \$539,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$539,000.00
 Real Property Transfer Tax Due: \$2,102.10

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 _____ Capacity _____
 Signature _____ Capacity ESCROW

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: William L. Thran and Carolyn Sue Thran
 Address: 773 Saddle Court
 City: Gardnerville
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Michael Mulligan and Michelle Mulligan
 Address: 773 Saddle Court
 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
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 106219-ARJ

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