

APN# : 1320-32-611-003  
RPTT: \$1,813.50

DOUGLAS COUNTY, NV  
RPTT:\$1813.50 Rec:\$35.00  
\$1,848.50 Pgs=3  
08/30/2019 01:08 PM  
ETRCO  
KAREN ELLISON, RECORDER

Recording Requested By:  
Western Title Company  
Escrow No.: 107766-ARJ

When Recorded Mail To:  
Joseph M. Thurston  
Lori DeCarlo  
1514 Wildrose Drive  
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 *Lacha Hill*  
Lacha 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,

All His, LLC, a Nevada limited liability company

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

Joseph M. Thurston and Lori DeCarlo, Husband and Wife 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:

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

Lot 15, as shown on the map of WILDROSE SUBDIVISION, PLAT NO. 1, filed for record in the office of the County Recorder of Douglas County, Nevada, on October 28, 1964 in Book 27, Page 452 as Document No. 26425.

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

Dated: 08/28/2019

All His, LLC a Nevada Limited Liability Company

AB  
Anthony Bartone, Managing Member

Ashley Bartone  
Ashley Bartone, Managing Member

STATE OF NEVADA

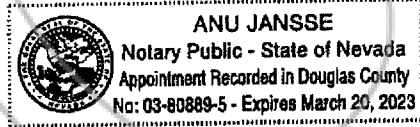
COUNTY OF DOUGLAS

This instrument was acknowledged before me on

August 29, 2019

By Anthony Bartone and Ashley Bartone.

Anu Jansse  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1320-32-611-003

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: \$465,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$465,000.00  
 Real Property Transfer Tax Due: \$1,813.50

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 \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity BROWN

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

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

Print Name: All His, LLC, a Nevada limited liability company  
 Address: 2980 Hot Springs Road  
 City: Minden  
 State: NV                      Zip: 89423

Print Name: Joseph M. Thurston and Lori DeCarlo  
 Address: 1514 Wildrose Drive  
 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: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 107766-ARJ

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