

DOUGLAS COUNTY, NV
RPTT:\$2203.50 Rec:\$35.00
\$2,238.50 Pgs=4 2019-934992
09/11/2019 09:08 AM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1221-05-001-080
RPTT: \$2,203.50

Recording Requested By:
Western Title Company
Escrow No.: 102095-ARJ

When Recorded Mail To:
Tanja Evans and Terrance Evans
11043 Millpod Lane
Nevada City, CA 95959

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 Jack P. 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,

Edwin H. Martin III, an unmarried man and Janelle M. Martin, an unmarried woman who acquired title as Edwin H. Martin III and Janelle M. Martin, husband and wife as joint tenants with right of survivorship

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

Tanja M. Evans and Terrance S. Evans, wife and husband as joint tenants with the 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:

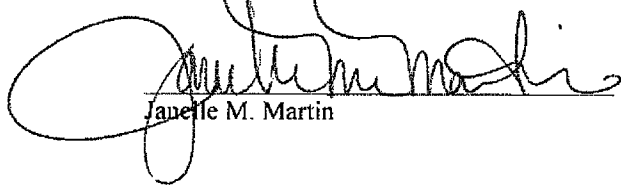
See attached Exhibit A

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

Dated: 08/22/2019



Edwin H. Martin III



Janelle M. Martin

STATE OF Nevada } ss

COUNTY OF Douglas

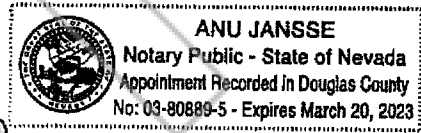
This instrument was acknowledged before me on

September 5, 2019

By Edwin H. Martin III.



Notary Public



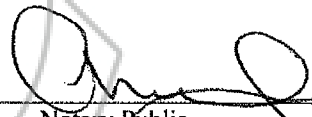
STATE OF Nevada } ss

COUNTY OF Douglas

This instrument was acknowledged before me on

September 4, 2019

By Janelle M. Martin.



Notary Public

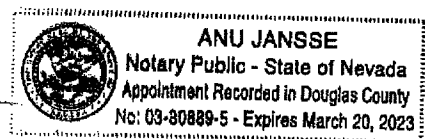


EXHIBIT "A"

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

All that real property situate within a portion of the Northeast 1/4 of Section 5, Township 12 North, Range 21 East, M.D.M., County of Douglas, State of Nevada, further described as a portion of Lot 3 and Lot 2, Block A, as shown on PINENUT HILLS RANCH SUBDIVISION UNIT 1, filed for record December 6, 1984, in Book 1284, at Page 738, as Document No. 110990, in the Official Records of Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 3, as shown on said PINENUT HILLS RANCH SUBDIVISION UNIT 1, said point being on the Northerly right-of-way line of JACOBSEN LANE;

Thence leaving said Northerly right-of-way line of JACOBSEN LANE, along the Westerly line of said Lot 3, NORTH 208.65 feet to the Northwest corner of said Lot 3; Thence South 42°00'00" East, 138.76 feet; Thence North 84°33'17" East 42.97 feet; Thence North 31°30'00" East 176.00 feet; Thence North 71°28'54" East, 94.92 feet to a point on the Westerly right-of-way line of LUPO LANE; Thence along said westerly right-of-way line of LUPO LANE, South 00°32'30" East, 272.27 feet to the beginning of a tangent curve concave to the Northwest, said point being the beginning of the right-of-way return of said LUPO LANE and JACOBSEN LANE; Thence 31.78 feet along the arc of said curve, and said right-of-way return, having a radius of 20.00 feet, through central angle of 91°02'30" to a point on the Northerly right-of-way line of JACOBSEN LANE: Thence along said Northerly right-of-way line of JACOBSEN LANE, North 89°30'00" West 300.00 feet to THE POINT OF BEGINNING.

Reference is hereby made to that certain Record of Survey to Support a Boundary Line Adjustment for Edward H. & Nancy J. Doran and Thomas Paul & Annette Lee Goodeluinias, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 15, 2002 in Book 0402, Page 3966, Document No. 539452, Official Records.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on May 19, 2011, as Document No. 783468 of Official Records.

Assessor's Parcel Number(s):
1221-05-001-080

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1221-05-001-080

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 _____

<p>FOR RECORDERS OPTIONAL USE ONLY</p> <p>NOTES: _____</p> <p>_____</p>

3. Total Value/Sales Price of Property: \$565,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$565,000.00
 Real Property Transfer Tax Due: \$2,203.50

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 ESCROW

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

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

Print Name: Edwin H. Martin III
 Address: 2346 Jacobsen Lane
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Tanja Evans and Terrance Evans
 Address: 11043 Millpod Lane
 City: Nevada City
 State: CA Zip: 95959

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. #: 102095-ARJ

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