

DOUGLAS COUNTY, NV
RPTT:\$2340.00 Rec:\$35.00
\$2,375.00 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2019-935670

09/25/2019 01:24 PM

APN#: 1318-26-101-030

RPTT: \$2,340.00

Recording Requested By:

Western Title Company

Escrow No.: 107824-WLD

When Recorded Mail To:

Lyndee Anne Billups and Richard

Ivan Billups

1936 Bandoni Ave

San Lorenzo, CA 94580

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,

Gregory Forthuber, a married man as his sole and separate property

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

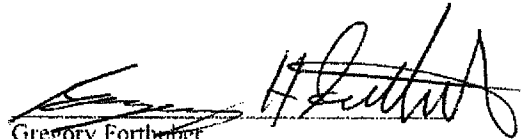
Lyndee Anne Billups and Richard Ivan Billups, wife and husband as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Stateline, 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: 09/18/2019

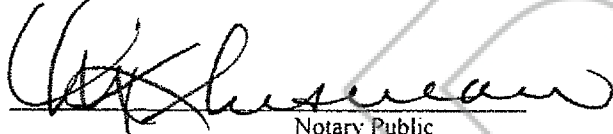

Gregory Forthuber

STATE OF California

COUNTY OF San Diego

This instrument was acknowledged before me on
September 18, 2019, By Gregory Forthuber.

} ss


Notary Public

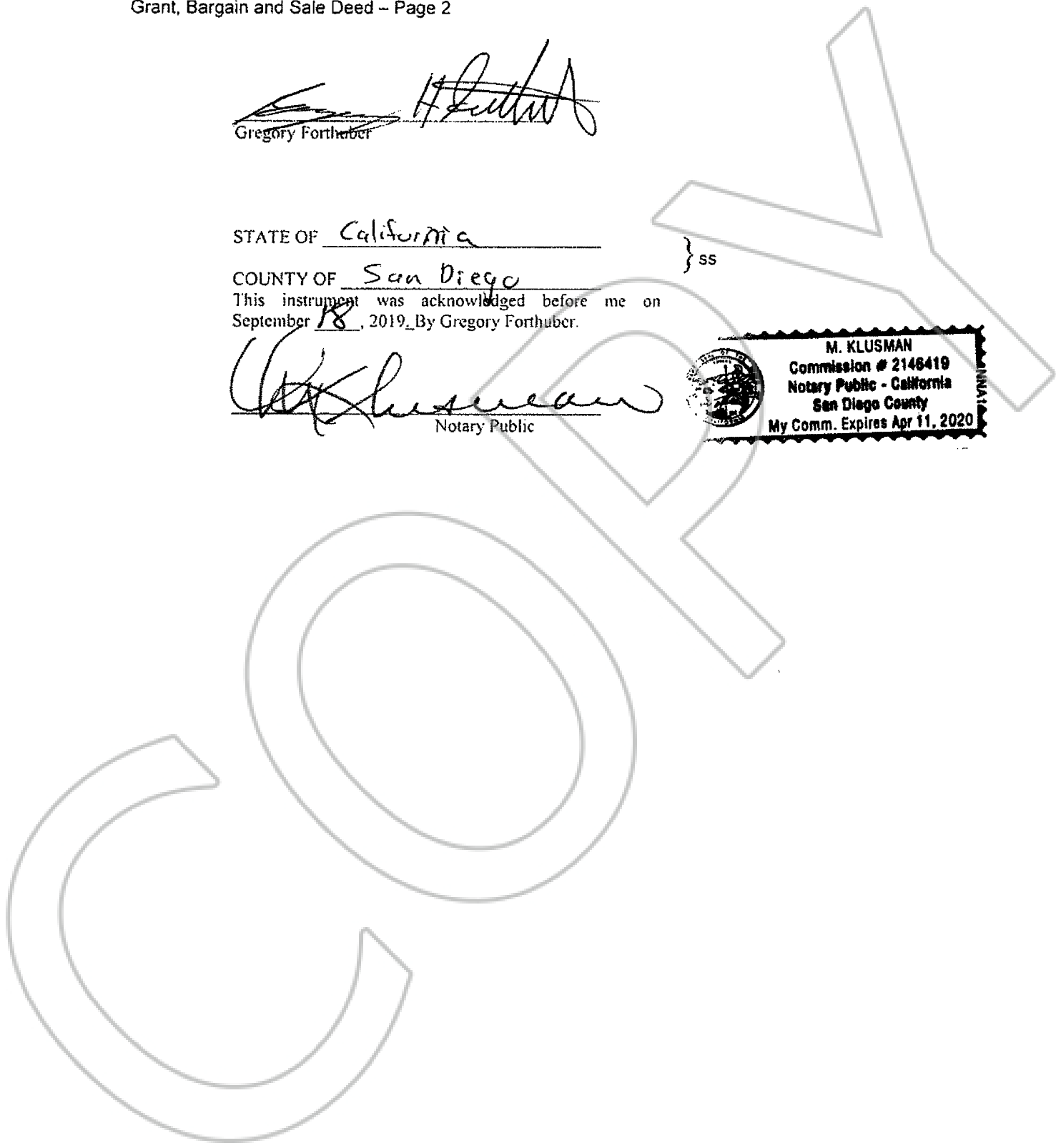
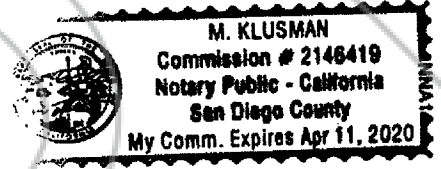


EXHIBIT "A"

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

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 13 North, Range 18 East, M.D.B.&M., particularly described as follows:

COMMENCING at the quarter section corner common to Sections 23 and 26 in said Township and Range; thence North 89°46'00" West along the section line common to said sections, a distance of 655.20 feet; thence leaving said section line South 00°08'00" West, a distance of 966.42 feet to a point in the east line of the parcel of land conveyed to John Andrews, et ux, by Deed recorded November 13, 1959, in Book E-1 of Deeds, at Page 573, Douglas County, Nevada, Records, the true point of beginning; thence South 00°08'00" West along the East line of said Andrews parcel, a distance of 87.86 feet to the Southeast corner thereof; thence North 89°46'00" West along the South line of said Andrews parcel, a distance of 163.80 feet to the Southwest corner thereof; thence North 00°08'00" East along the West line of said Andrews parcel, a distance of 87.86 feet to a point; thence South 89°46'00" East a distance of 163.80 feet to the true point of beginning.

EXCEPTING THEREFROM the East 20.00 feet of said premises.

EXCEPTING THEREFROM the West 10.00 feet of said premises as set forth in Final Order of Condemnation recorded March 2, 1967, in Book 48, Page 175, Document No. 35599, Official Records of Douglas County, State of Nevada.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on June 23, 2014, in Book 614, Page 5637 as Document No. 845091 of Official Records.

Assessor's Parcel Number(s):
1318-26-101-030

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1318-26-101-030

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: \$600,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$600,000.00
 Real Property Transfer Tax Due: \$2,340.00

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 *Gregory Forthuber* Capacity Grantor
 Signature _____ Capacity _____

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

Print Name: Gregory Forthuber
 Address: 2029 Polk Ave.
 City: San Diego
 State: CA Zip: 92104

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

Print Name: Lyndee Anne Billups and Richard Ivan Billups
 Address: 1936 Bandoni Ave
 City: San Lorenzo
 State: CA Zip: 94580

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. #: 107824-WLD

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