

APN# : 1420-28-111-011  
RPTT: \$2,203.50

DOUGLAS COUNTY, NV  
RPTT:\$2203.50 Rec:\$35.00  
\$2,238.50 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

**2019-935698**

**09/26/2019 12:16 PM**

Recording Requested By:  
Western Title Company  
Escrow No.: 107663-ARJ

When Recorded Mail To:  
Charles G. Wilkins  
2955 Del Rio Lane  
Minden, NV 89423

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

Anu Jansse

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,

Adam Jay Manning and Esther Michelle Manning, husband and wife as joint tenants with right of survivorship

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

Charles G. Wilkins, a single man

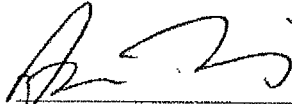
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

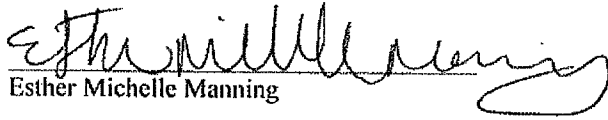
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 48, as set forth on Final Map of SARATOGA SPRINGS ESTATES UNIT NO. 2, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 23, 1994, in Book 594, Page 3894, as Document No. 338088 and as amended by Certificate of Amendment recorded July 8, 1994, in Book 794, Page 1165, as Document No. 341498, Official Records of Douglas County, Nevada.

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

Dated: 09/22/2019

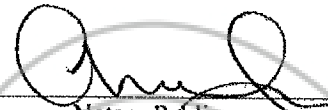
  
Adam Jay Manning

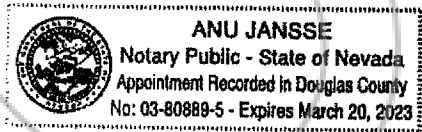
  
Esther Michelle Manning

STATE OF Nevada } ss  
COUNTY OF Douglas  
This instrument was acknowledged before me on

9/25/19

By Adam Jay Manning and Esther Michelle Manning.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1420-28-111-011

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: \$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 Escrow Officer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Adam Jay Manning and Esther Michelle Manning  
 Address: 1596 Jones Street  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Charles G. Wilkins  
 Address: 2955 Del Rio Lane  
 City: Minden  
 State: NV Zip: 89423

**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. #: 107663-ARJ