

DOUGLAS COUNTY, NV

2019-936396

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

10/09/2019 01:05 PM

ETRCO

KAREN ELLISON, RECORDER

E05

APN# : 1318-09-812-009

RPTT: S-0-

Recording Requested By:

Western Title Company

Escrow No. 107972-WLD

When Recorded Mail To:

56 Wildwood Ave.

Piedmont, CA 94610

Mail Tax Statements to: (deeds only)

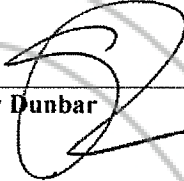
Same as Above

(space above for Recorder's use only)

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 Cynthia Noelle Bentley, spouse of the grantee herein, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Eric Bentley, a married man as his sole and separate property all that real property situated in the City of Zephyr Cove, County of Douglas, State of Nevada described as follows:

See attached Exhibit A

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

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: 10/01/2019

CMBentley
Cynthia Noelle Bentley

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on October 9, 2019 by Cynthia Noelle Bentley.

} ss

[Signature]
Notary Public


 **WENDY DUNBAR**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 02-79065-5 - Expires Dec. 16, 2022

EXHIBIT "A"

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

BEGINNING at the Easterly corner of Lot 53, Block G as delineated on that certain map entitled **AMENDED MAP OF SUBDIVISION NO. 2, ZEPHYR COVE PROPERTIES, INC.**, in Sections 9 and 10, Township 13 North, Range 18 East, M.D.B.&M., which was filed for record August 5, 1929, in the office of the County Recorder of Douglas County, Nevada (said subdivision sometimes being known as Marla Bay); thence North 89°57'00" West 89.49 feet; thence North 24°10'56" West 87.14 feet; thence North 53°30'00" East 35.90 feet to a point on the Northeasterly boundary of Lot 51; thence along the Northeasterly boundaries of Lots 51, 52 and 53, South 43°40'00" East 139.52 feet to the point of beginning.

Being a portion of Lots 51, 52 and 53 in Block G, Amended Map of Subdivision No. 2, Zephyr Cove Properties, Inc.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on June 1, 2018, as Document No. 2018-914993 of Official Records.

Assessor's Parcel Number(s):
1318-09-812-009

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1318-09-812-009

FOR RECORDERS OPTIONAL USE ONLY
NOTES: _____

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 _____

3. Total Value/Sales Price of Property: \$ 0
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$ 0
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section #5
 b. Explain Reason for Exemption: wife deeding off to husband, no consideration

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 Cynthia Bentley Capacity Grantor
 Signature _____ Capacity _____

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

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

Print Name: Cynthia Noelle Bentley
 Address: 56 Wildwood Ave.
 City: Piedmont
 State: CA Zip: 94610

Print Name: Eric Bentley
 Address: 56 Wildwood Ave.
 City: Piedmont
 State: CA Zip: 94610

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. #: 107972-WLD

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