

DOUGLAS COUNTY, NV

2019-937320

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

10/29/2019 03:50 PM

ETRCO

KAREN ELLISON, RECORDER

E03

APN# : 1220-21-610-020
RPTT: \$0.00 Exempt #3

Recording Requested By:
Western Title Company
Escrow No.: 089237-ARJ

When Recorded Mail To:
Alvaro Arturo Moreno Jr.
Sarah J. Moreno
P.O. Box 6513
Gardnerville, NV 89460

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 document is being
recorded as an
accomodation only.**

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,

Alvaro Arturo Moreno Jr. and Sarah J. Moreno, husband and wife who acquired title as Sarah J. Macellari, an unmarried woman and Alvaro Arturo Moreno Jr., an unmarried man, as joint tenants with right of survivorship

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

Alvaro Arturo Moreno Jr. and Sarah J. Moreno, 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 344 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record in the office of the County Recorder of Douglas County, Nevada on May 29, 1973, in Book 573, Page 1026, as File No. 66512, and on Record of Survey Recorded October 1, 1982, in Book 1082, of Official Records at Page 6, as Document No. 71399.

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

Dated: 10/24/2019

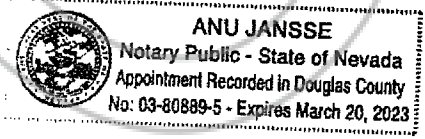
Alvaro Arturo Moreno Jr.
Alvaro Arturo Moreno Jr.

Sarah J. Moreno
Sarah J. Moreno

STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on
10/24/19

By Alvaro Arturo Moreno Jr. and Sarah J. Moreno.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-21-610-020

2. Type of Property:
 a) Vacant Land
 c) Condo/Twnhse
 e) Apt. Bldg
 g) Agricultural
 i) Other _____
 b) Single Fam. Res.
 d) 2-4 Plex
 f) Comm'l/Ind'l
 h) Mobile Home

FOR RECORDERS OPTIONAL USE ONLY
 NOTES: _____

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section #3
 b. Explain Reason for Exemption: Correcting name and vesting

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 Juan J. Moreno Capacity Grantor
 Signature Sarah J. Macellari Capacity Grantor

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

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

Print Name: Alvaro Arturo Moreno Jr. and Sarah J. Moreno fka Sarah J. Macellari
 Address: P.O. Box 6513
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Alvaro Arturo Moreno Jr. and Sarah J. Moreno
 Address: P.O. Box 6513
 City: Gardnerville
 State: NV Zip: 89460

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. #: 089237-ARJ

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