

APN#: 1420-28-410-008
RPTT: \$897.00

DOUGLAS COUNTY, NV
RPTT:\$897.00 Rec:\$35.00
\$932.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2019-939158

12/06/2019 12:13 PM

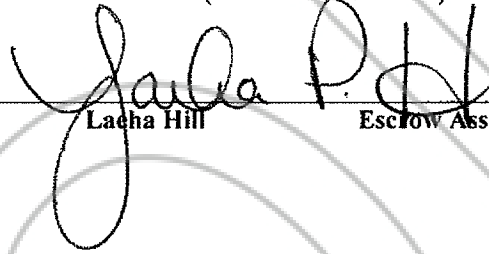
Recording Requested By:
Western Title Company
Escrow No.: 110486-ARJ

When Recorded Mail To:
Ricky Nuzum and
Amber Nuzum
1414 Jobs Peak Drive
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



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,

Marlalynn Pecor, a Single Woman

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

Ricky Nuzum and Amber Nuzum, 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 Minden, County of Douglas State of Nevada bounded and described as follows:

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

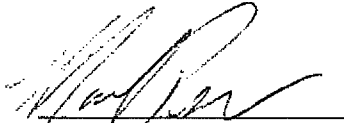
Lot 10, as shown on the official map of COCHRAN ESTATES UNIT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on December 23, 1970, in Book 82, Page 294, under File No. 50690.

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

Dated: 12/05/2019

Dated: 12/0⁰⁵4/2019

Grant, Bargain and Sale Deed – Page 2


Marialynn Pecor

STATE OF VERMONT } ss
COUNTY OF CHITTENDEN

This instrument was acknowledged before me on

December 5, 2019

By Marialynn Pecor.


Notary Public

Faye M. Brunelle
Notary Public - State of Vermont
Commission No. 0003648
Commission Expires 01/31/2021

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-28-410-008

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: \$230,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$230,000.00
 Real Property Transfer Tax Due: \$897.00

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 _____ Capacity _____
 Signature _____ Capacity ESCROW

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

Print Name: Marlalynn Pecor
 Address: 137 Huntley Road
 City: Jeffersonville
 State: VT Zip: 05464

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

Print Name: Ricky Nuzum and Amber Nuzum
 Address: 1414 Jobs Peak Drive
 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. #: 110486-ARJ

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