

DOUGLAS COUNTY, NV **2019-939528**  
RPTT:\$2574.00 Rec:\$35.00  
\$2,609.00 Pgs=4 12/13/2019 12:42 PM  
ETRCO  
KAREN ELLISON, RECORDER

APN#: 1219-03-001-031

RPTT: \$2,574.00

Recording Requested By:

Western Title Company

Escrow No.: 109224-WLD

When Recorded Mail To:

Richard J. Jenkins and Kathryn

Ann Jenkins

210 Mott Ct.

Grand. 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 \_\_\_\_\_

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,

Brian K. Foster and Lisa C. Foster, husband and wife as community property

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

Richard Jenkins and Kathryn Jenkins, husband and wife as joint tenants with right of survivorship

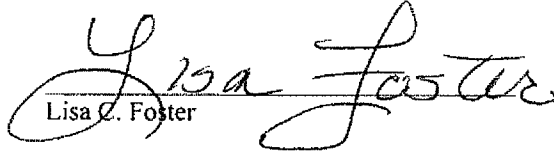
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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: 11/06/2019

  
\_\_\_\_\_  
Brian K. Foster

  
\_\_\_\_\_  
Lisa C. Foster

STATE OF Nevada } ss

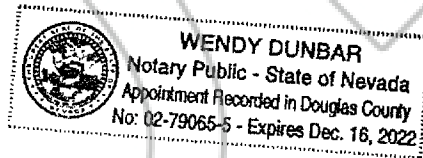
COUNTY OF Douglas

This instrument was acknowledged before me on

12.13.19

By Brian K. Foster and Lisa C. Foster.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT "A"**

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

A parcel of land located within a portion of the Southwest one-quarter (SW ¼) of the Northwest one-quarter (NW ¼) of Section 3, Township 12 North, Range 19 East, M.D.B.&M., Douglas County, Nevada, described as follows:

Commencing at the West one-quarter (W ¼) corner of Section 3, Township 12 North, Range 20 East, M.D.B.&M., as set forth on that certain Parcel Map for MURRAY G. ALSTOTT and JAMES C. DYKES, that was filed for record in the office of the County Recorder of Douglas County, Nevada on the 3rd day of November, 1977, in Book 1177 of Parcel Maps at Page 220 as Document No. 14673 of Official Records; thence North 00°09'00" East, 1064.00 feet to the Point of Beginning

thence South 74°51'00" East, 238.00 feet to the Westerly right of way line of Mott Court;  
thence along the arc of a curve to the right on the right of way line of Mott Court, having a delta angle of 70°35'37", an arc length of 55.26 feet and a radius of 45.00 feet; thence North 35°37'29" West, 350.49 feet;  
thence North 89°50'12" West, 65.00 feet;  
thence South 00°09'00" West, 256.00 feet to the Point of Beginning

said land is also designated as Revised Parcel "B" as shown on the Parcel Map for James C. Dykes, et ux, filed for record in the office of the Douglas County recorder on December 12, 1983, as File No. 92533.

NOTE: The above metes and bounds description appeared previously in that certain QuitClaim Deed recorded in the office of the County Recorder of Douglas County, Nevada on November 1, 2013, as Document No. 833269 of Official Records.

Assessor's Parcel Number(s):  
1219-03-001-031

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1219-03-001-031

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: \$660,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$660,000.00  
 Real Property Transfer Tax Due: \$2,574.00

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 Escrow Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Brian K. Foster and Lisa C. Foster  
 Address: 1158 San Marcos Cir  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: Richard J. Jenkins and Kathryn Ann Jenkins  
 Address: 210 moth Ct  
 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. #: 109224-WLD

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