

DOUGLAS COUNTY, NV

2020-940763

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

01/10/2020 02:34 PM

ETRCO

KAREN ELLISON, RECORDER

E06

APN# : 1219-03-002-069

RPTT: \$0.00

Recording Requested By:

Western Title Company

Escrow No.: 109790-CKL

When Recorded Mail To:

Gregory Lou Kudrna

10280 Cavalry Circle

Reno, NV 89521

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



Cindy Locker

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,

Margaret Loving (formerly known as Margaret Kudrna), an unmarried woman

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

Gregory Lou Kudrna, an unmarried man

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:

A parcel of land located within a portion of Section 3, Township 12 North, Range 19 East, M.D.B.&M., Douglas County, Nevada, described as follows:

Commencing at the Northwest corner of Assessor's Parcel No. 19-060-36 which bears North 84°27'22" East, 1,737.24 feet from the West 1/4 corner of Section 3 (East 1/4 corner of Section 4), Township 12 North, Range 19 East, M.D.B.&M., per Deed recorded in Book 274 at Page 623, as Document No. 54206, Douglas County, Nevada, Recorder's Office, the POINT OF BEGINNING; thence North 69°25'10" East, 600.44 (731.59) feet; thence South 18°03'18" East, 644.13 feet; thence South 69°45'18" West, 744.20 feet; thence North 05°30'27" West, 661.92 feet to the POINT OF BEGINNING.

Reference is hereby made to that certain Record of Survey Map to Accompany Lot Line Adjustment for Ronald W. & Avis Erickson, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 23, 1991 in Book 491, Page 2974, as Document No. 248998, Official Records.

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 August 16, 2010, in Book 810, Page 3444 as Document No. 768727 of Official Records.

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

Dated: 12/20/2019

Margaret Loving
Margaret Loving

STATE OF Florida }
COUNTY OF Pinellas } ss

This instrument was acknowledged before me on
1-5-2020

By Margaret Loving

Evelyn Garcia
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1219-03-002-069

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

_____ 0.00

 _____ 0.00
 _____ \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section #6
 b. Explain Reason for Exemption: Former Spouse relinquishing her community property interest - without 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 _____ Capacity _____
 Signature _____ Capacity _____

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

Print Name: Margaret Loving
 Address: 90 James Ct.
 City: Oldsmar
 State: FL Zip: 34677

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

Print Name: Gregory Lou Kudrna
 Address: 10280 Cavalry Circle
 City: Reno
 State: NV Zip: 89521

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: South Kietzke Branch
 5470 Kietzke Ln., Ste. 230
 City/State/Zip: Reno, NV 89511

Esc. #: 109790-CKL