

DOUGLAS COUNTY, NV

2020-940921

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

01/15/2020 01:26 PM

ETRCO

KAREN ELLISON, RECORDER

E05

APN# : 1220-04-210-033

RPTT: \$-0- Exempt #5

Recording Requested By:

Western Title Company

Escrow No. 110345-ARJ

When Recorded Mail To:

Kelly Schaan

1360 Northampton Circle

Gardnerville, NV 89410

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

Jaeha P. Hill

Jaeha 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 Juana Carla Choque De Schaan, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Kelly Michael Schaan, a married man as his sole and separate property all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada described as follows:

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

Lot 23, in Block C, as set forth on the map of SUNSET PARK SUBDIVISION, according to the map thereof filed in the office of the County Recorder of Douglas County, State of Nevada, on June 5, 1987, in Book 687, Page 763, as Document No. 155926 and by Certificate of Amendment recorded December 23, 1987, in Book 1287, Page 3314, Document No. 169385, Official Records of Douglas County, Nevada.

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: 12/26/2019



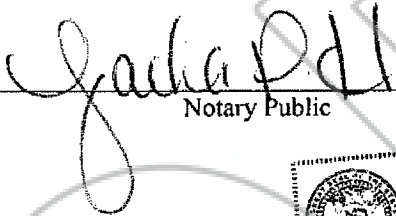
Juana Carla Choque De Schaan

STATE OF NEVADA

COUNTY OF DOUGLAS

This instrument was acknowledged before me on

12/26/19
by Juana Carla Choque De Schaan.



Notary Public

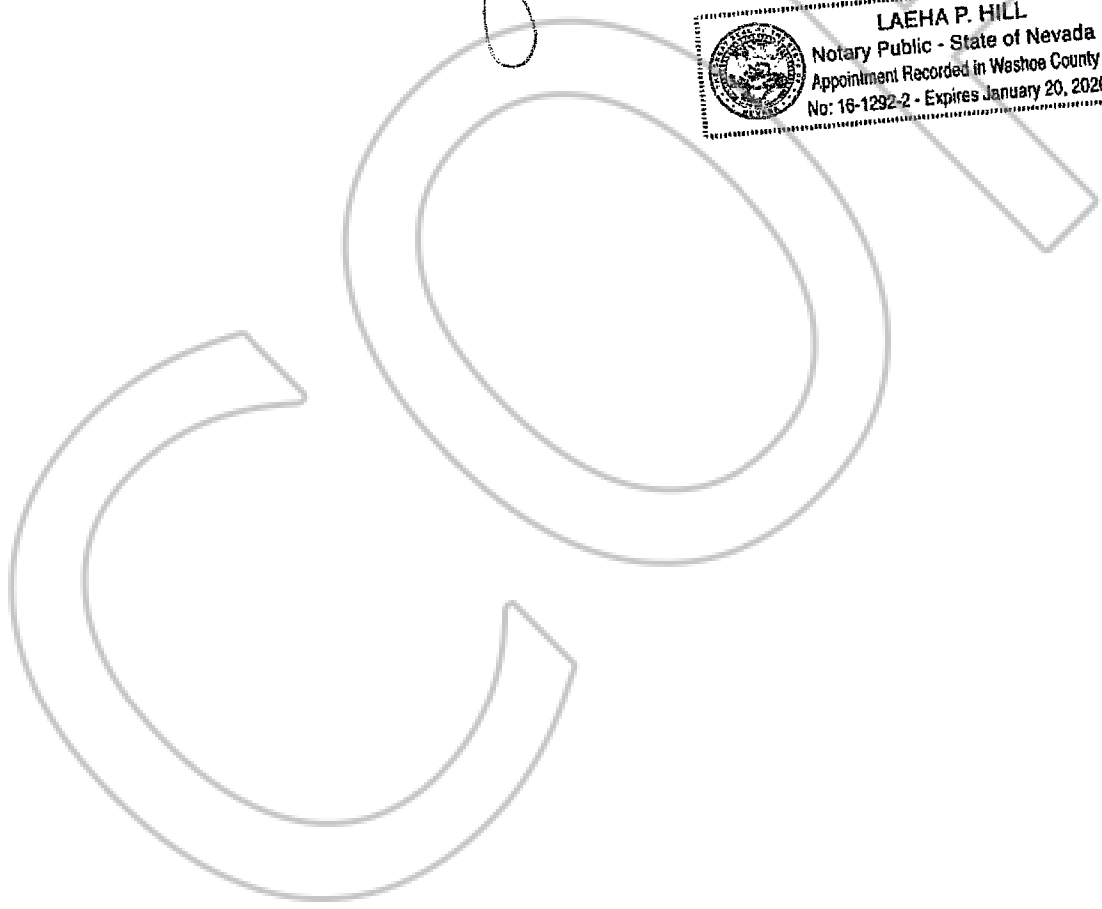
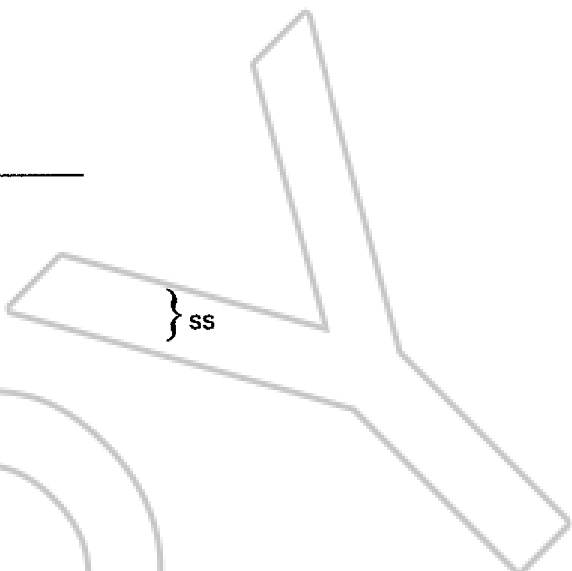
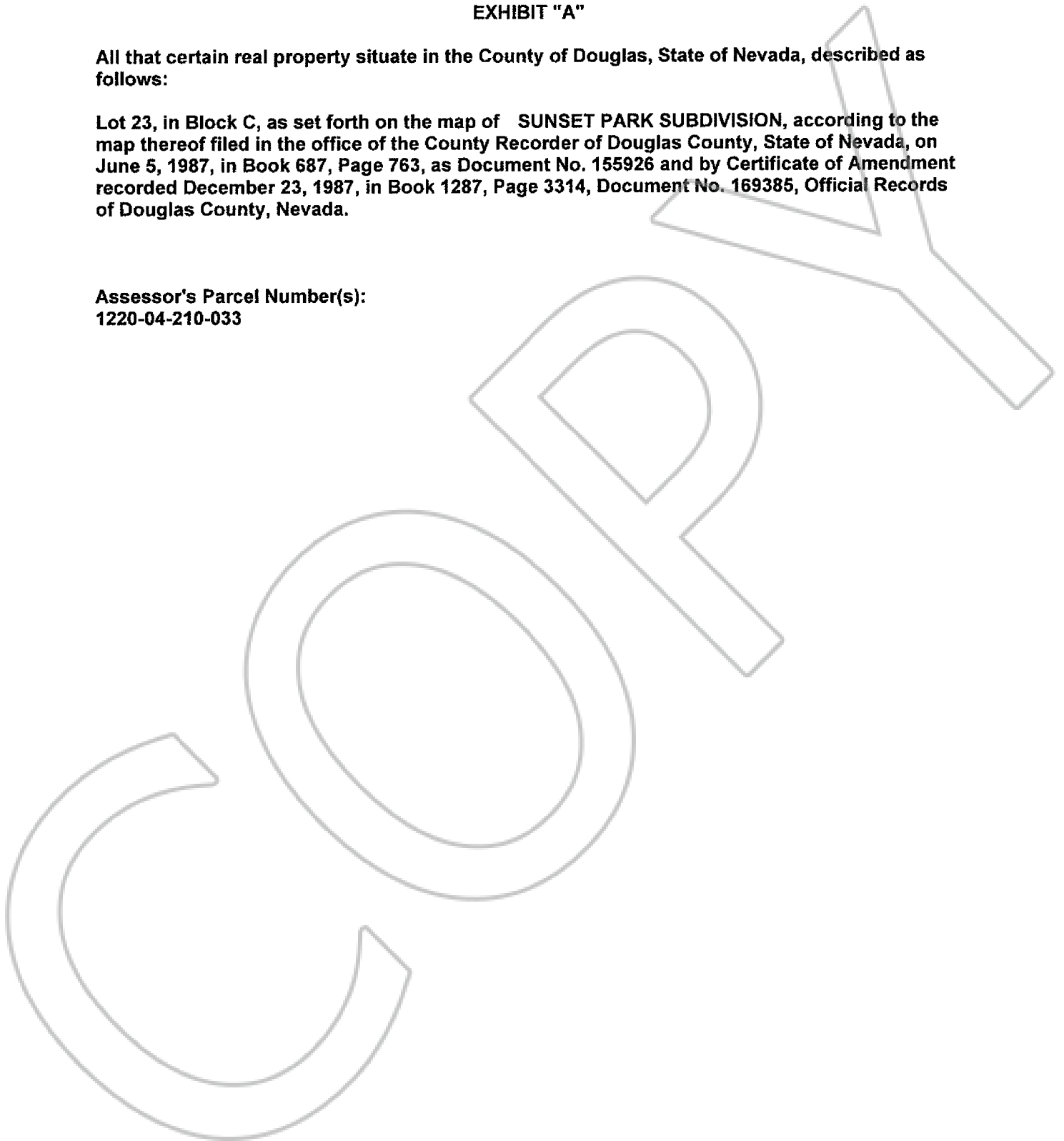


EXHIBIT "A"

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

Lot 23, in Block C, as set forth on the map of SUNSET PARK SUBDIVISION, according to the map thereof filed in the office of the County Recorder of Douglas County, State of Nevada, on June 5, 1987, in Book 687, Page 763, as Document No. 155926 and by Certificate of Amendment recorded December 23, 1987, in Book 1287, Page 3314, Document No. 169385, Official Records of Douglas County, Nevada.

**Assessor's Parcel Number(s):
1220-04-210-033**



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-04-210-033

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: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.60

4. If Exemption Claimed:
- a. Transfer Tax Exemption per NRS 375.090, Section # #5
 - b. Explain Reason for Exemption: Wife deeding to husband 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 ESCROW

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

Print Name: Juana Carla Choque De Schaan
 Address: 1360 Northampton Circle
Gardnerville
 State: NV Zip: 89410

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

Print Name: Kelly Michael Schaan
 Address: 1360 Northampton Circle
Gardnerville
 State: NV Zip: 89410

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. #: 110345-ARJ

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