

DOUGLAS COUNTY, NV
RPTT:\$1731.60 Rec:\$40.00
\$1,771.60 Pgs=3 01/15/2020 01:26 PM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1220-04-210-033

RPTT: \$1,731.60

Recording Requested By:
Western Title Company

Escrow No.: 110345-ARJ

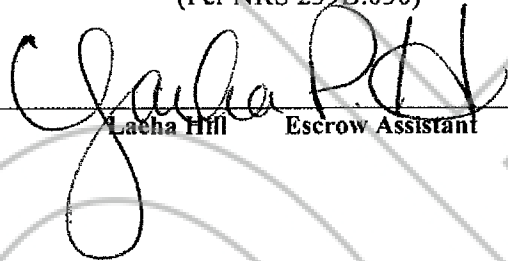
When Recorded Mail To:
Adam Russell
1335 Wilson Circle
Gardnerville, NV 89410

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 _____


Laaha 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,

Kelly Michael Schaan, a married man as his sole and separate property

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

Adam J. Russell, single man

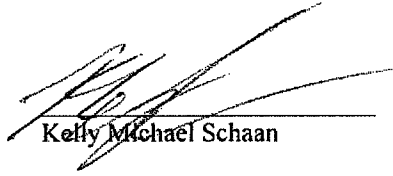
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

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

Dated: 12/26/2019


Kelly Michael Schaan

STATE OF NEVADA

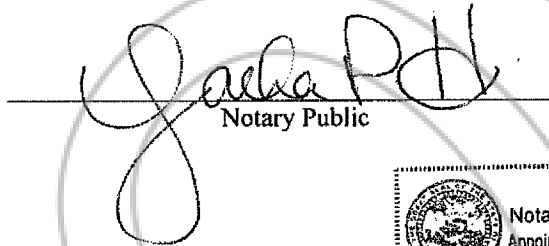
COUNTY OF DOUGLAS

} ss

This instrument was acknowledged before me on

12/26/19

By Kelly Michael Schaan.


Notary Public



**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: \$444,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$444,000.00
 Real Property Transfer Tax Due: \$1,731.60

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 Buyer

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

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

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

Print Name: Adam J. Russell
 Address: 1335 Wilson Circle
 City: 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)