

DOUGLAS COUNTY, NV

2020-941378

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

01/27/2020 09:58 AM

ETRCO

KAREN ELLISON, RECORDER

E05

APN#: 1220-24-401-022

RPTT: \$-0-

Recording Requested By:

Western Title Company

Escrow No. 110519-MLM

When Recorded Mail To:

Ronnie P. Diaz

631 Derby Court

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



Lynn Moore

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 Jeannette R. Diaz, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Ronnie P. Diaz, 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:

See attached Exhibit A

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.

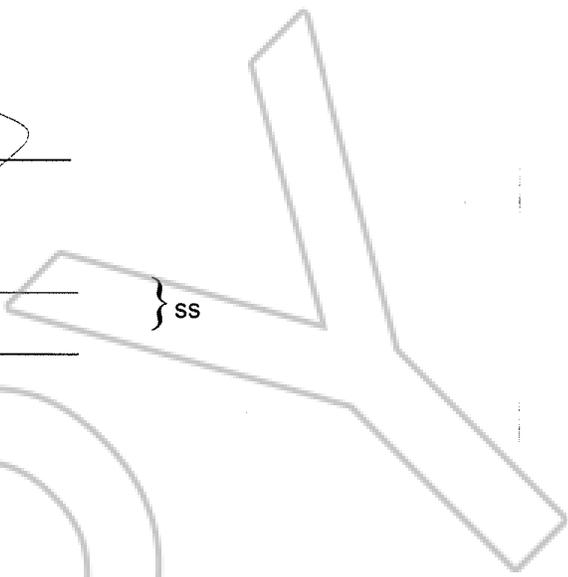
Dated: 01/17/2020

Jeannette Diaz  
Jeannette R. Diaz

STATE OF Nevada

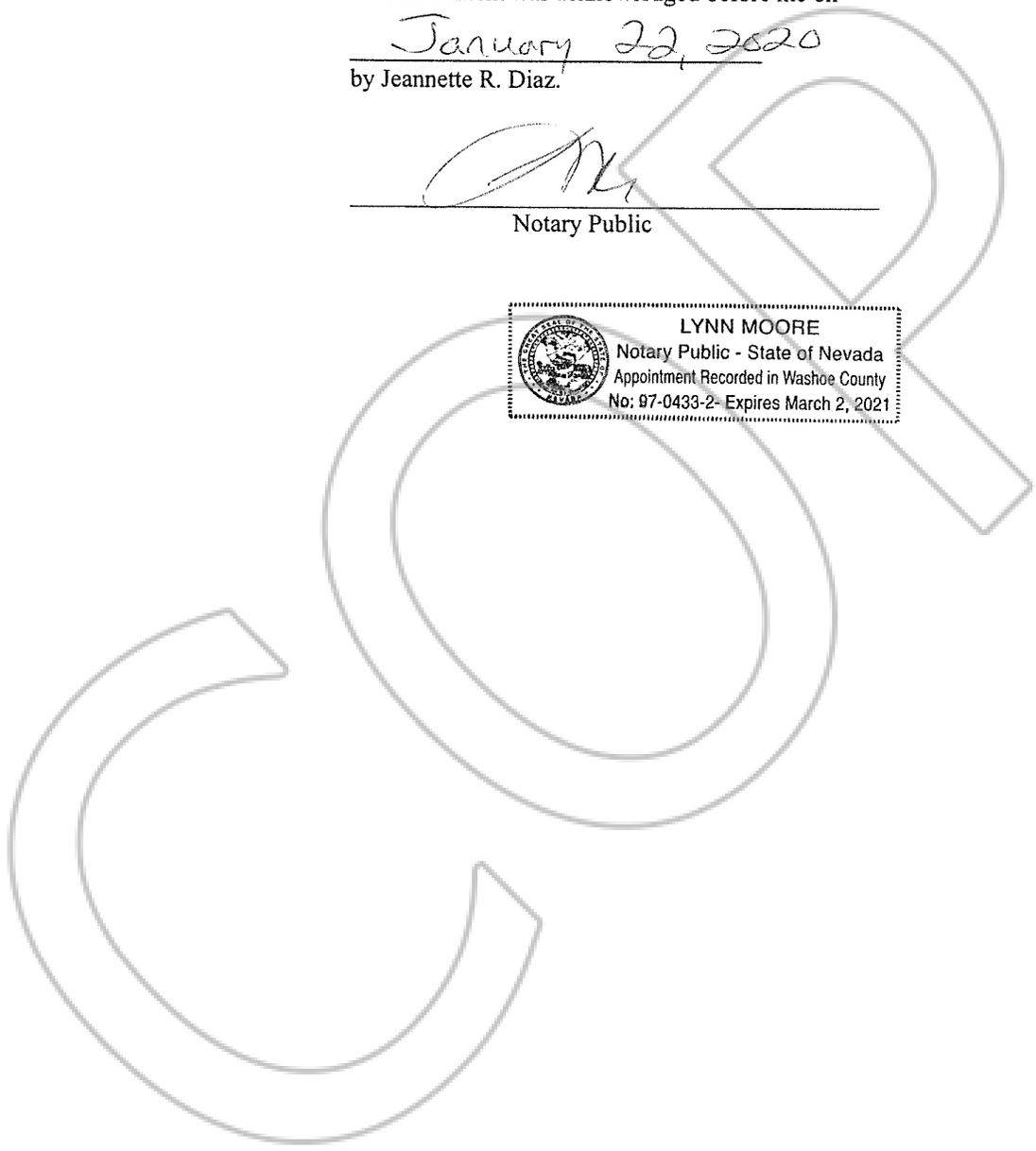
COUNTY OF Washoe

This instrument was acknowledged before me on  
January 22, 2020  
by Jeannette R. Diaz.



[Signature]  
Notary Public

 LYNN MOORE  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 87-0433-2- Expires March 2, 2021

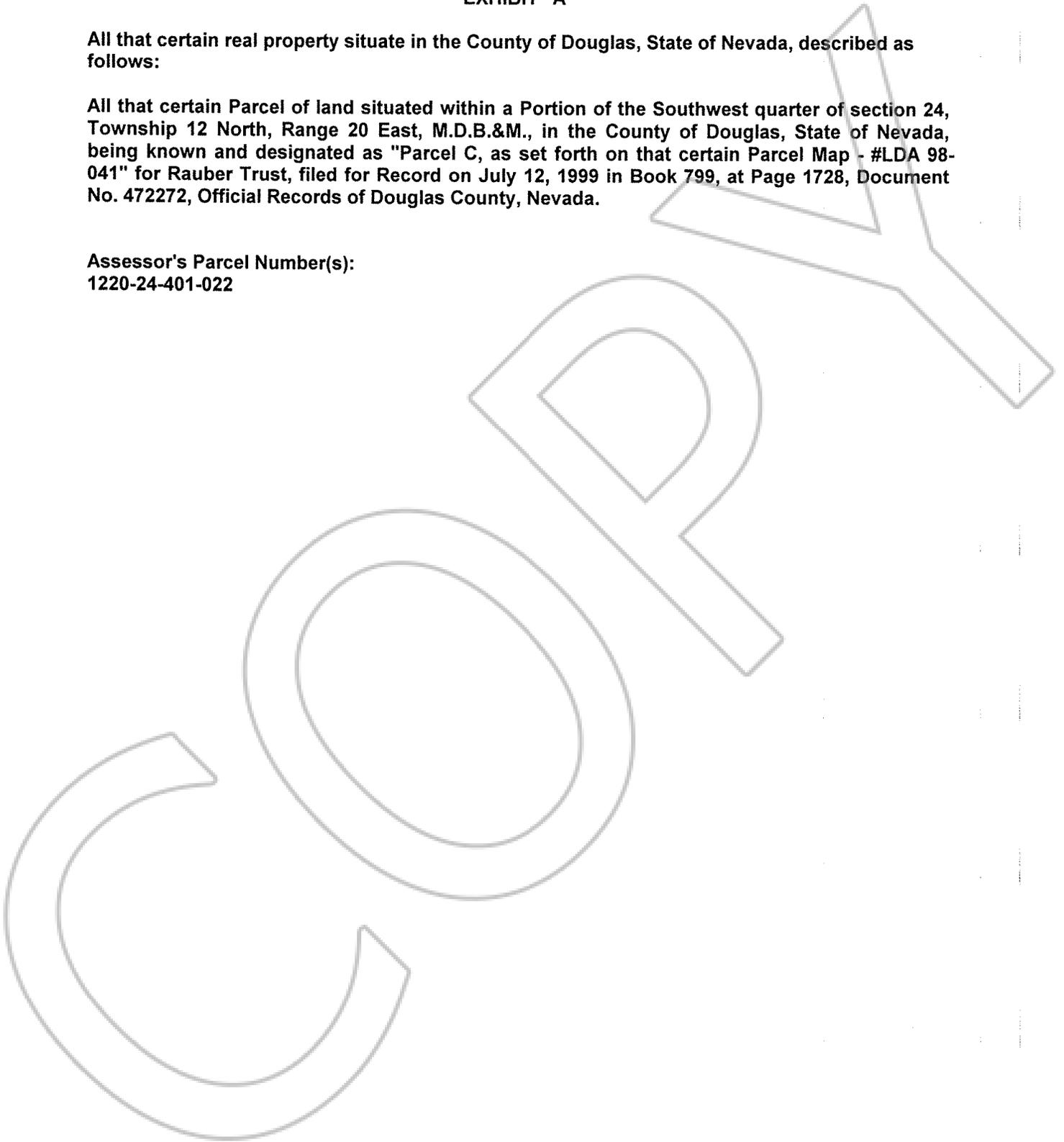


**EXHIBIT "A"**

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

All that certain Parcel of land situated within a Portion of the Southwest quarter of section 24, Township 12 North, Range 20 East, M.D.B.&M., in the County of Douglas, State of Nevada, being known and designated as "Parcel C, as set forth on that certain Parcel Map - #LDA 98-041" for Rauber Trust, filed for Record on July 12, 1999 in Book 799, at Page 1728, Document No. 472272, Official Records of Douglas County, Nevada.

Assessor's Parcel Number(s):  
1220-24-401-022



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-24-401-022

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b> NOTES: _____ _____ _____
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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: \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: Wife Deeding off 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 [Signature] Capacity Grantee  
 Signature [Signature] Capacity Grantor

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

Print Name: Jeannette R. Diaz  
 Address: 631 Derby Court  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: Ronnie P. Diaz  
 Address: 631 Derby Court  
 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: Kietzke Office  
5390 Kietzke Ln Suite 101  
 City/State/Zip: Reno, NV 89511

Esc. #: 110519-MLM

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