

DOUGLAS COUNTY, NV
RPTT:\$1384.50 Rec:\$40.00
\$1,424.50 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2020-941600

01/31/2020 08:50 AM

APN# : 1220-22-310-085
RPTT: \$1,384.50

Recording Requested By:
Western Title Company
Escrow No.: 111307-TEA

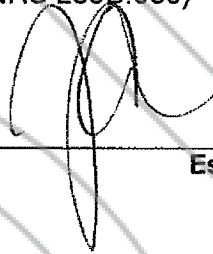
When Recorded Mail To:
Cathy Jo Gozza
John W. Gozza, Jr.
672 Long Valley Road
Gardnerville, NV 89460

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



Traci Adams

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,

Grant E. Christensen and Sarah J. Christensen, Trustees of the Grant & Sarah Christensen Living Trust dated December 3, 2018

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

Cathy Jo Gozza and John W. Gozza, Jr., wife and husband 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:

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

Lot 716, as shown on the map of GARDNERVILLE RANCHOS UNIT NO.7, filed for record in the office of the County Recorder of Douglas County, Nevada on March 27, 1974, in Book 374, Page 676, as Document No. 72456, 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: 01/16/2020

The Grant and Sarah Christensen Living Trust dated December 3, 2018



Grant E. Christensen, Trustee




Sarah J. Christensen, Trustee

STATE OF Nevada }
COUNTY OF Douglas }ss

This instrument was acknowledged before me on
January 27, 2020
By Grant E. Christensen and Sarah J. Christensen.



Notary Public

 **TRACI ADAMS**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 89-1891-5 - Expires Jan. 05, 2023

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-22-310-085

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: \$355,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$355,000.00
 Real Property Transfer Tax Due: \$1,384.50

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 Officer
 Signature _____ Capacity _____

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

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

Print Name: Grant E. Christensen and Sarah J. Christensen, Trustees of the Grant & Sarah Christensen Living Trust dated December 3, 2018
 Address: 6526 Copper Mountain Drive
 City: Carson City
 State: NV Zip: 89701

Print Name: Cathy Jo Gozza and John W. Gozza, Jr.
 Address: 672 Long Valley Road
 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. #: 111307-TEA

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