

DOUGLAS COUNTY, NV

**2020-941951**

RPTT:\$351.00 Rec:\$40.00

\$391.00 Pgs=4

02/07/2020 12:49 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1022-00-002-017

RPTT: \$351.00

Recording Requested By:

Western Title Company

Escrow No.: 111895-TEA

When Recorded Mail To:

Gregory L. Hughes

556 Emerald St

Livermore, CA 94550

Mail Tax Statements to: (deeds only)

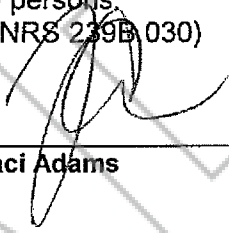
Same as Above

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,

Jeff Farnum and Tambra J. Farnum, husband and wife as joint tenants with right of survivorship

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

Gregory L. Hughes, a 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:

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

Dated: 01/31/2020

Jeff Farnum      2-5-20  
Jeff Farnum      Date

Tambra J. Farnum      2-5-20  
Tambra J. Farnum      Date


STATE OF Nevada }  
COUNTY OF Douglas } ss

This instrument was acknowledged before me on

2/5/2020

By Jeff Farnum and Tambra J. Farnum.

[Signature]  
Notary Public

 **TRACI ADAMS**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 89-1091-5 - Expires Jan. 05, 2023

**EXHIBIT "A"**

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

**PARCEL 1:**

**Parcel 2 as shown on the Map of Division into Large Parcels LDA D4-D40 for the Inter-Vivos Revocable Trust of Timothy W. Pemberton, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on October 20, 2004, in Book 1004, Page 8412, Document No. 627209, Official Records, Douglas County, Nevada.**

**PARCEL 2:**

**TOGETHER WITH an easement for roadway and utility purposes as set forth in Documents recorded August 30, 1994 in Book 894, Page 5124, Document No. 345015, and February 16, 2005 in Book 2005, Page 6037, Document No. 636893, Official Records, Douglas County, Nevada.**

**Assessor's Parcel Number(s):  
1022-00-002-017**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1022-00-002-017

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: \$90,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$90,000.00  
 Real Property Transfer Tax Due: \$351.00

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 Jeff Farnum Capacity GRANTOR  
 Signature Tambra J. Farnum Capacity GRANTOR

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

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

Print Name: Jeff Farnum and Tambra J. Farnum  
 Address: P.O. Box 48  
 City: Wellington  
 State: NV Zip: 89444

Print Name: Gregory L. Hughes  
 Address: 556 Emerald St  
 City: Livermore  
 State: CA Zip: 94550

**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. #: 111895-TEA

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