

APN#: 1420-28-111-017
RPTT: 1,638.00

DOUGLAS COUNTY, NV
RPTT:\$1638.00 Rec:\$40.00
\$1,678.00 Pgs=3
02/25/2020 11:43 AM
ETRCO
KAREN ELLISON, RECORDER

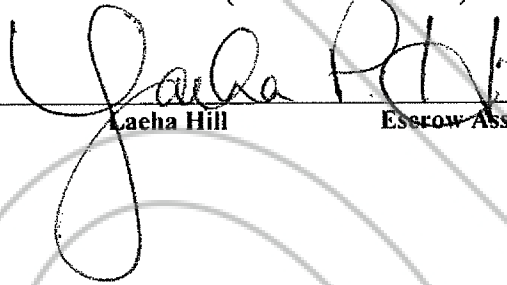
Recording Requested By:
Western Title Company
Escrow No.: 111350-ARJ

When Recorded Mail To:
Matthew Ruiz and Sarah Ruiz
2968 Hot Springs Road
Minden, NV 89423

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,

Jeffrey D. Trettenero and Rosemarie Trettenero, Trustees of the 2001 Jeffrey D. Trettenero and Rosemarie Trettenero Revocable Trust

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

Matthew Ruiz and Sarah Ruiz, Husband and Wife as Community Property with Right of Survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, 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 42, as set forth on FINAL MAP OF SARATOGA SPRINGS ESTATES UNIT NO. 2, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 23, 1994, in Book 594, Page 3894, as Document No. 338088 and as amended by Certificate of Amendment recorded July 8, 1994, in Book 794, at Page 1165, as Document No. 341498, Official Records of Douglas County, Nevada.

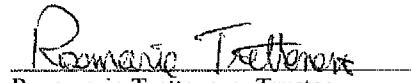
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 02/10/2020

The 2001 Jeffrey D. Trettenero and Rosemarie Trettenero Revocable Trust



Jeffrey D. Trettenero, Trustee



Rosemarie Trettenero, Trustee


STATE OF Nevada } ss

COUNTY OF Douglas }

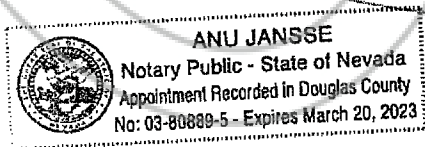
This instrument was acknowledged before me on

2/13/2020

By Jeffrey D. Trettenero and Rosemarie Trettenero.



Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-28-111-017

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: \$420,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$420,000.00
 Real Property Transfer Tax Due: \$1,638.00

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 _____ Capacity _____
 Signature _____ Capacity ESTOR

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

Print Name: Jeffrey D. Trettenero and Rosemarie Trettenero, Trustees of the 2001 Jeffrey D. Trettenero and Rosemarie Trettenero Revocable Trust
 Address: PO Box 9061
 City: So. Lake Tahoe
 State: CA Zip: 96158

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

Print Name: Matthew Ruiz and Sarah Ruiz
 Address: 2968 Hot Springs Road
 City: Minden
 State: NV Zip: 89423

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. #: 111350-ARJ