

DOUGLAS COUNTY, NV

**2020-943026**

RPTT:\$659.10 Rec:\$40.00

\$699.10 Pgs=3

03/02/2020 03:10 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1220-16-310-025

RPTT: \$659.10

Recording Requested By:

Western Title Company

Escrow No.: 112007-TEA

When Recorded Mail To:

Verlie Mae Phillips

1277 Redwood #1

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,

Robert Carlson and Xian Na Carlson, husband and wife as joint tenants

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

Verlie Mae Phillips, a widow

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 25, in Building D, as set forth on the map of SEQUOIA VILLAGE TOWNHOUSES 1, filed for record in the office of the County Recorder of Douglas County, Nevada on November 14, 1979, in Book 1179, Page 776, as Document No. 38712, and as corrected by Certificate of Amendment recorded July 14, 1980, as Document No. 46136.

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

Dated: 02/07/2020

Robert Carlson by Mandy Henningsen  
his attorney in fact

Robert Carlson by Mandy Henningsen,  
His attorney in fact

Xian Na Carlson  
Xian Na Carlson

Robert Carlson by Teddy J. McKone,  
his attorney in fact

Robert Carlson by Teddy J. McKone,  
His attorney in fact

STATE OF NEVADA

} s.s.

COUNTY OF DOUGLAS

On 1/2/2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mandy Henningsen, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, as the Attorney in fact of Robert Carlson and acknowledged to me that Mandy Henningsen subscribed the name of Robert Carlson thereto as principal and his/her own name as Attorney in fact.

WITNESS my hand and official seal.

[Signature]

NOTARY PUBLIC for said County and State



STATE OF NEVADA

} s.s.

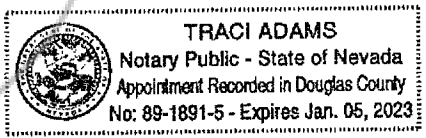
COUNTY OF DOUGLAS

On 1/2/2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Teddy J. McKone, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, as the Attorney in fact of Robert Carlson and acknowledged to me that Mandy Henningsen subscribed the name of Robert Carlson thereto as principal and his/her own name as Attorney in fact.

WITNESS my hand and official seal.

[Signature]

NOTARY PUBLIC for said County and State



STATE OF NEVADA

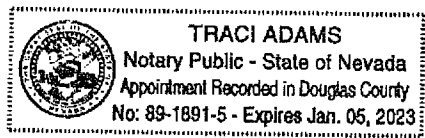
} s.s.

COUNTY OF DOUGLAS

This instrument was acknowledge before me on 1/2/2020  
By Xian Na Carlson

[Signature]

Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-16-310-025

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: \$169,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$169,000.00  
 Real Property Transfer Tax Due: \$659.10

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 Verlie Mae Phillips Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Robert Carlson and Xian Na Carlson  
 Address: 1428 Cheddington Circle  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: Verlie Mae Phillips  
 Address: 1277 Redwood #1  
 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. #: 112007-TEA

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