

DOUGLAS COUNTY, NV
RPTT:\$1404.00 Rec:\$40.00
\$1,444.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2020-943190

03/06/2020 01:02 PM

APN# : 1420-07-711-027

RPTT: \$1,404.00

Recording Requested By:

Western Title Company

Escrow No.: 111803-WLD

When Recorded Mail To:

William Walker Holden III and

Kathleen Holden

9303 Spring Hill School Road

Sebastopol, CA 95472-3065

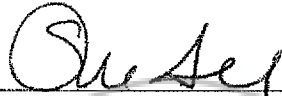
Mail Tax Statements to: (deeds only)

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



Wendy Dunbar

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,

Suzanne Dion, an unmarried woman

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

William Walker Holden III and Kathleen Holden, husband and wife as joint tenants with right of survivorship

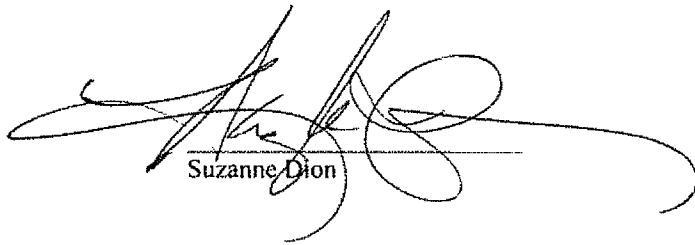
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, County of Douglas State of Nevada bounded and described as follows:

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

Lot 3 in Block G as shown on the Official Map of SUNRIDGE UNIT 1-A, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on April 15, 1988, in Book 488, Page 1638, as Document No. 176220, Official Records.

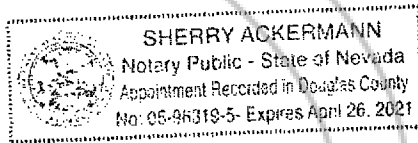
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

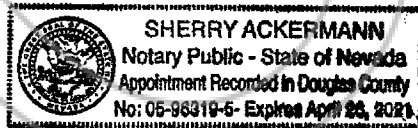
Dated: 03/02/2020


Suzanne Dion

STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on March
6, 2020, By Suzanne Dion.


Notary Public


SHERRY ACKERMANN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 05-96319-5- Expires April 26, 2021


SHERRY ACKERMANN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 05-96319-5- Expires April 26, 2021

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-07-711-027

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: | \$360,000.00 |
| Deed in Lieu of Foreclosure Only (value of property) | (|
| Transfer Tax Value: | \$360,000.00 |
| Real Property Transfer Tax Due: | \$1,404.00 |

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 Grantor
 Signature _____ Capacity _____

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

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

Print Name: Suzanne Dion
 Address: 1905 Dolphin Dr.
 City: Aptos
 State: CA Zip: 95003

Print Name: William Walker Holden III and Kathleen Holden
 Address: 9303 Spring Hill School Road
 City: Sebastopol
 State: CA Zip: 95472-3065

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. #: 111803-WLD