

DOUGLAS COUNTY, NV
RPTT:\$1228.50 Rec:\$40.00
\$1,268.50 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2020-944219

04/01/2020 01:16 PM

APN# : 1420-07-610-033
RPTT: \$1,228.50

Recording Requested By:
Western Title Company
Escrow No.: 112546-TEA

When Recorded Mail To:
John Turpin
3556 Loam Lane
Carson City, NV 89706

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



Koah Inwood

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,

Eddie Shope and Kirsten Shope, husband and wife as joint tenants

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

John Turpin, an unmarried man


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 16 in Block B as shown on the Final Map of SUNRIDGE HEIGHTS PHASE 1, A PLANNED UNIT DEVELOPMENT, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 11, 1993, in Book 693, Page 2465, as Document No. 309550, 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: 02/26/2020

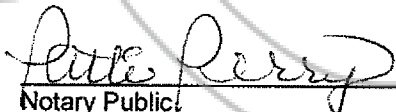
 3/17/20
Eddie Shope Date

 3/17/20
Kirsten Shope Date

STATE OF Nevada }
COUNTY OF Douglas } ss

This instrument was acknowledged before me on
3/17/2020

By Eddie Shope and Kirsten Shope.


Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-07-610-033

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: \$315,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$315,000.00
 Real Property Transfer Tax Due: \$1,228.50

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 [Handwritten Signature] Capacity Escrow Assistant
 Signature _____ Capacity _____

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

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

Print Name: Eddie Shope and Kirsten Shope
 Address: 916 Fairway
 City: Gardnerville
 State: NV Zip: 89460

Print Name: John Turpin
 Address: 3556 Loam Lane
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company Esc. #: 112546-TEA
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

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