

DOUGLAS COUNTY, NV  
RPTT:\$1380.60 Rec:\$40.00  
\$1,420.60 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

**2020-944562**

**04/10/2020 03:05 PM**

APN#: 1320-32-611-005  
RPTT: \$1380.60

Recording Requested By:  
Western Title Company

Escrow No.: 113471-SLA  
When Recorded Mail To:  
Jessica D. Olsen  
1510 Wildrose Drive  
Gardnerville, NV 89410

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



Sherry Ackermann

Escrow Officer

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**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,

Jonathan Graham Mastin and Laura Kathleen Mastin, husband and wife as community property with right of survivorship

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

Jessica D. Olsen, an unmarried woman

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 13, as shown on the map of WILDROSE SUBDIVISION, PLAT NO. 1, filed for record in the office of the County Recorder of Douglas County, Nevada, on October 28, 1964 in Book 27, Page 452 as Document No. 26425.

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

Dated: 03/24/2020

  
Jonathan Graham Mastin

  
Laura Kathleen Mastin

STATE OF Nevada

COUNTY OF Douglas

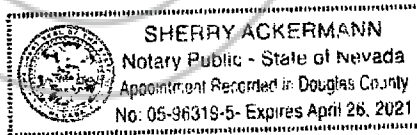
} ss

This instrument was acknowledged before me on

March 26, 2020

By Jonathan Graham Mastin and Laura Kathleen Mastin.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1320-32-611-005

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: \$353,700.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$353,700.00  
 Real Property Transfer Tax Due: \$1,380.60

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 *On Acl* Capacity *ESCROW*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Jonathan Graham Mastin and Laura Kathleen Mastin  
 Address: 1830 Evening Shadow Drive  
 City: Sparks  
 State: NV Zip: 89436

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

Print Name: Jessica D. Olsen  
 Address: 1510 Wildrose Drive  
 City: Gardnerville  
 State: NV Zip: 89410

**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. #: 113471-SLA