

DOUGLAS COUNTY, NV **2020-944630**  
RPTT:\$2632.50 Rec:\$40.00  
\$2,672.50 Pgs=3 04/13/2020 04:00 PM  
ETRCO  
KAREN ELLISON, RECORDER

APN#: 1321-29-002-028  
RPTT: \$2,632.50

Recording Requested By:  
Western Title Company

Escrow No.: 113402-JMS

When Recorded Mail To:

Joseph Ortiz and Jennifer Ortiz

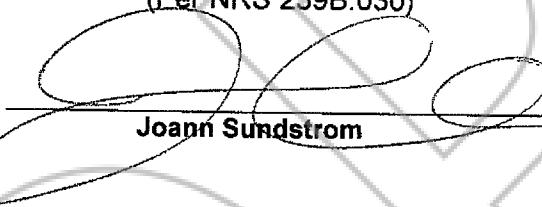
*1021 Carlson Dr.  
Gardnerville NV 89410*

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

  
\_\_\_\_\_  
Joann Sundstrom 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,

CARRIE R. MCGILL, AN UNMARRIED WOMAN AND J. WACO MCGILL, AN UNMARRIED MAN  
WHO ACUIRED TITLE AS WIFE AND HUSBAND

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

Joseph A. Ortiz and Jennifer L. Ortiz, HUSBAND AND WIFE, as joint tenants

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:

**Parcel "B-2", as set forth on the Parcel Map LDA99-087 for Dwight and Louise McGill,  
filed for record in the office of the County Records of Douglas County, State of Nevada  
on February 8, 2001, in Book 0201, Page 1335, as Document No. 508377.**

**Assessor's Parcel Number(s):  
1321-29-002-028**

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

Dated: 04/11/2020

*John McGill*  
John McGill

*Carrie R McGill*  
Carrie R McGill

STATE OF Nevada

COUNTY OF DOUGLAS

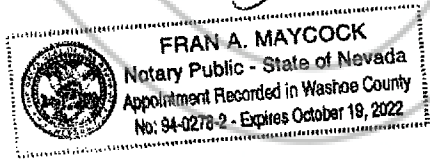
} ss

This instrument was acknowledged before me on

APRIL 11<sup>TH</sup>, 2020

By John McGill and Carrie R McGill.

*Fran A. Maycock*  
Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1321-29-002-028

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
NOTES: _____
_____
_____

3. Total Value/Sales Price of Property: \$674,900.00  
Deed in Lieu of Foreclosure Only (value of property) (

Transfer Tax Value:

\$674,900.00

Real Property Transfer Tax Due:

\$2,632.50

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 Agent

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

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

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

Print Name: J. Waco McGill and Carrie R McGill

Print Name: Joseph Ortiz and Jennifer Ortiz

Address: PO Box 1672

Address: 7421 Carlsson DR.

City: Zephyr Cove

City: Gardnerville

State: NV Zip: 89448

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

Esc. #: 113402-JMS

Address: Kietzke Office

5390 Kietzke Ln Suite 101

City/State/Zip: Reno, NV 89511

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