

APN#: 1221-05-002-009  
RPTT: \$955.50

DOUGLAS COUNTY, NV  
RPTT:\$955.50 Rec:\$40.00  
\$995.50 Pgs=5  
ETRCO  
KAREN ELLISON, RECORDER

**2020-945007**

**04/21/2020 01:46 PM**

Recording Requested By:  
Western Title Company  
Escrow No.: I14689-ARJ

When Recorded Mail To:  
Tatiana Bedrin  
1581 Scoti Lane  
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 \_\_\_\_\_

Anu Jansse

Escrow Officer

**Grant, Bargain, and Sale Deed**

**This document was signed in counterpart.**

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,

Nicole Ormonde, an unmarried woman and Jessica Suzuki fka Jessica Hochderffer, a married woman as her sole and separate property, as tenants in common

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

Tatiana Bedrin, 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 56 of FISH SPRINGS ESTATES, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on August 30, 1973, in Book 873, Page 1006 as Document No.68451.

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

Dated: 04/19/2020

Nicole Ormonde  
Nicole Ormonde

SIGNED IN COUNTERPART

Jessica Suzuki  
Jessica Suzuki

STATE OF ARIZONA

COUNTY OF MOHAVE

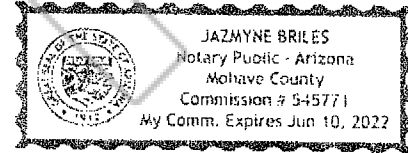
This instrument was acknowledged before me on

APRIL 20, 2020

By Nicole Ormonde and Jessica Suzuki

JB

Jazmyne Briles  
Notary Public



SIGNED IN COUNTERPART

~~Nicole Ormonde~~ A.A.

*Jessica Suzuki*  
Jessica Suzuki

STATE OF California

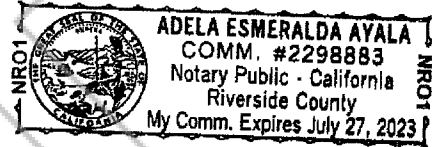
COUNTY OF Riverside

} SS

This instrument was acknowledged before me on

April 20, 2020

A.A.  
By Nicole Ormonde and Jessica Suzuki.



*Adela Esmeralda Ayala*  
Notary Public

• See attached Acknowledgment sheet on back

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Riverside )ss.

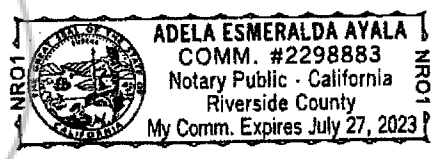
On April 20, 2020 before me, Adela Esmeralda Ayala,  
personally appeared Jessica Suzuki

who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Adela Esmeralda Ayala



FOR NOTARY STAMP

@mynotaryclass.com  
@notarytoken.com

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1221-05-002-009

2. Type of Property:  
 a)  Vacant Land                      b)  Single Fam. Res.  
 c)  Condo/Twnhse                      d)  2-4 Plex  
 e)  Apt. Bldg                              f)  Comm'I/Ind'I  
 g)  Agricultural                        h)  Mobile Home  
 i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$245,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$245,000.00  
 Real Property Transfer Tax Due: \$955.50

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 \_\_\_\_\_ Capacity \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Nicole Ormonde and Jessica Suzuki  
 Address: 4943 Roundup Road  
 City: Norco  
 State: CA                      Zip: 92860

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Tatiana Bedrin  
 Address: 1581 Scoti Lane  
 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. #: 114689-ARJ