

DOUGLAS COUNTY, NV **2020-945391**
RPTT:\$1618.50 Rec:\$40.00
\$1,658.50 Pgs=3 **04/30/2020 10:32 AM**
ETRCO
KAREN ELLISON, RECORDER

APN# : 1420-08-411-015
RPTT: \$1,618.50

Recording Requested By:
Western Title Company
Escrow No.: 114360-AMG

When Recorded Mail To:
Margaret R. Royce
991 Hilltop Dr
Carson City NV 89705

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



Amy Gutierrez

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,

Samuel Tennell and Farraziene L Wong Tennell, husband and wife as joint tenants who acquired title as Farraziene L. Wong, an unmarried woman and Samuel Tennell, a single man as joint tenants with right of survivorship

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

Margaret R. Royce, a single woman

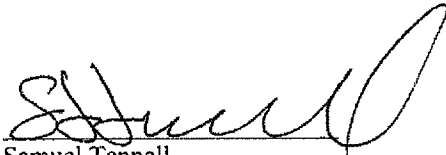
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, County of Douglas State of Nevada bounded and described as follows:

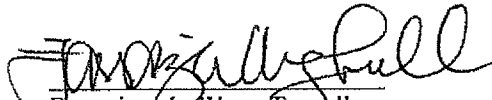
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 12, in Block P, of the Final Map of SUNRIDGE HEIGHTS, PHASES 6B, 7A and 8B, A PLANNED UNIT DEVELOPMENT, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on January 30, 1996, as Document No. 380052 and Certificate of Amendment recorded February 2, 1996, as Document No. 380351.

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

Dated: 04/09/2020


Samuel Tennell



Farraziene L. Wong Tennell

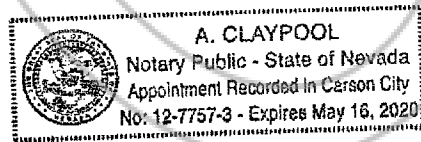
STATE OF Nevada

COUNTY OF Carson City

This instrument was acknowledged before me on
April 29, 2020

By Samuel Tennell and Farraziene L. Wong Tennell.


Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-08-411-015

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: \$415,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$415,000.00
 Real Property Transfer Tax Due: \$1,618.50

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 A Claypool Capacity Agent
 Signature _____ Capacity _____

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

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

Print Name: Samuel Tennell and Farraziene L. Wong
Tennell
 Address: 1537 0510 CT
 City: Livermore
 State: CA Zip: 94550

Print Name: Margaret R. Royce
 Address: 991 Hilltop Dr
 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
 Address: Carson Office
2310 S. Carson St, Suite 5A
 City/State/Zip: Carson City, NV 89701

Esc. #: 114360-AMG