

DOUGLAS COUNTY, NV

2020-948032

RPTT:\$351.00 Rec:\$40.00

\$391.00 Pgs=4

06/22/2020 03:06 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1022-09-001-052
RPTT: \$351.00

Recording Requested By:
Western Title Company
Escrow No.: 115841-ARJ

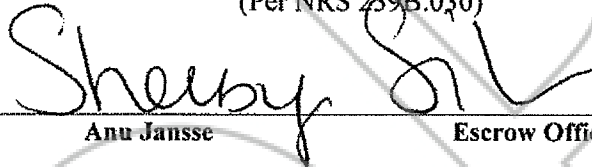
When Recorded Mail To:
Susan Groteguth
1290 Topaz Ranch Rd.
Wellington, NV 89444

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 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,

Pamela Lynn Wallace, a married woman as her sole and separate property

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

Susan Groteguth, an unmarried woman

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

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

Lot 85 as shown on the plat of TOPAZ RANCH ESTATES UNIT NO. 3, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 31, 1969, in Book 1 of Maps, Page 221, as Document No. 44091.

EXCEPTING THEREFROM any mobile home located on said land.

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

Dated: 06/17/2020

Pamela Lynn Wallace
Pamela Lynn Wallace

STATE OF _____

COUNTY OF _____ } ss

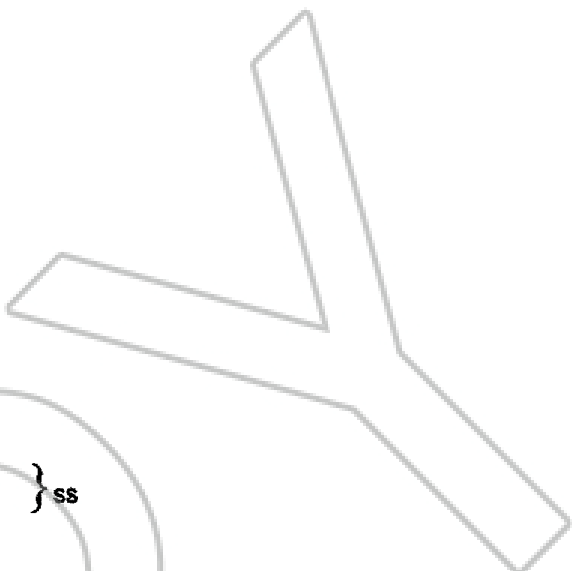
This instrument was acknowledged before me on

By Pamela Lynn Wallace

Notary Public

See attached

COOPER



This certificate is attached to a 3 page document dealing with/entitled Grant, Bargain and Sale Deed and dated 06-19-20

California 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.

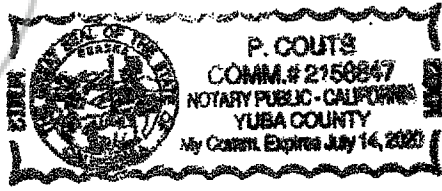
State of California
County of Yuba

On 06-19-2020 before me,
P. Courts "Notary Public" (here insert name and title of the officer),

personally appeared Pamela Lynn Wallace, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/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 [Handwritten Signature] (Seal)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1022-09-001-052

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: \$90,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$90,000.00
 Real Property Transfer Tax Due: \$351.00

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 Shelby Sil Capacity Escrow Agent
 Signature _____ Capacity _____

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

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

Print Name: Pamela Lynn Wallace
 Address: 2574 Woodruff Lane
 City: Marysville
 State: CA Zip: 95901

Print Name: Susan Groteguth
 Address: 1290 Topaz Ranch Rd.
 City: Wellington
 State: NV Zip: 89444

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. #: 115841-ARJ