

DOUGLAS COUNTY, NV  
RPTT:\$1177.80 Rec:\$40.00  
\$1,217.80 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

**2020-948367**

**06/29/2020 03:07 PM**

**APN# :** 1220-04-514-005  
**RPTT:** \$1,177.80

**Recording Requested By:**  
Western Title Company

**Escrow No.:** 115016-SLA

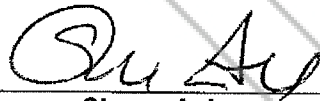
**When Recorded Mail To:**  
**Jacob W. Haggard and Cynthia  
A. Haggard  
1382 Antares Avenue  
Gardnerville, NV 89410**

**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,

William R. McCain and Julie A. McCain, husband and wife as joint tenants with right of survivorship

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

Cynthia A. Haggard and Jacob W. Haggard, wife and husband as joint tenants with right of survivorship

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

Lot 79, of FINAL MAP OF CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 4, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 22, 1972, in Book 98 of Official Records, Page 1, as Document No. 58312.

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

Dated: 05/06/2020

William R. McCain  
William R. McCain

Julie A. McCain  
Julie A. McCain

STATE OF Nevada

COUNTY OF Douglas

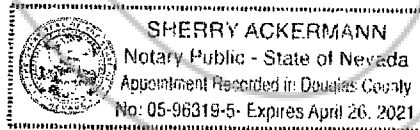
} ss

This instrument was acknowledged before me on

June 25, 2020

By William R. McCain and Julie A. McCain.

Sherry Ackermann  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-04-514-005

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: \$302,000.00  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
Transfer Tax Value: \$302,000.00  
Real Property Transfer Tax Due: \$1,177.80

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 Om Ace Capacity Escrow  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: William R. McCain and Julie A. McCain  
Address: 1382Antares Ave  
City: Gardnerville  
State: NV Zip: 89410

Print Name: Cynthia A. Haggard & Jacob W. Haggard  
Address: 1382 Antares Ave  
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. #: 115016-SLA