

DOUGLAS COUNTY, NV
RPTT:\$2047.50 Rec:\$40.00
\$2,087.50 Pgs=4
06/30/2020 03:31 PM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1318-24-411-015

RPTT: \$2,047.50

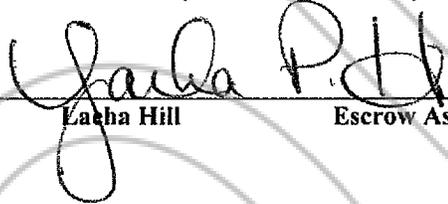
Recording Requested By:
Western Title Company
Escrow No.: 115667-WLD

When Recorded Mail To:
Reno Dominik
151 Palisades Drive O-15
Stateline, NV 89449

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



Lacha Hill

Escrow Assistant

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,

Anna Terry, a single woman

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

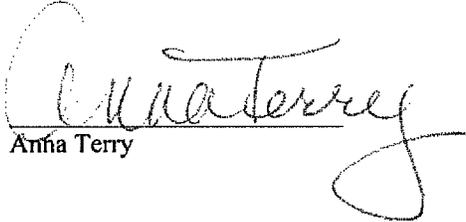
Reno Dominik, an unmarried man

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

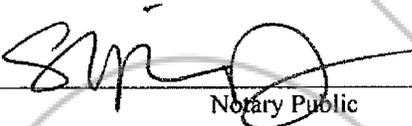
See attached Exhibit A

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

Dated: 06/15/2020


Anna Terry

STATE OF Nevada }
COUNTY OF Carson City } ss
This instrument was acknowledged before me on
June 24, 2020 By Anna Terry.


Notary Public

 **STEPHANIE MUNOZ**
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 19-5530-03 - Expires October 24, 2023

EXHIBIT "A"

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

Lot 15 in Block F, as shown on the Official Plat of MANZANITA HEIGHTS, filed for record in the office of the County Recorder of Douglas County, Nevada on November 20, 1979 as Document No. 38934, Official Records.

Together with an undivided 1/15th interest in and to Lot A (Common Area), as shown on the Official Map of MANZANITA HEIGHTS, filed for record in the office of the County Recorder of Douglas County, Nevada, on November 20, 1979 as Document No. 38934, and Amended Map recorded October 28, 1985, in Book 1085, Page 2628, as Document No. 125839.

Together with a 20 foot wide access easement for ingress and egress purposes as granted by Kenneth C. Kjer, et ux in Document recorded October 2, 1979 in Book 1079, Page 192, Official Records of Douglas County, Nevada;

A 30 foot wide utility easement as granted by Kenneth C. Kjer, et ux, in document recorded October 2, 1979 in Book 1079, Page 194, Official Records of Douglas County, Nevada; and

A 5 foot wide slope easement as deeded by Kenneth C. Kjer, et ux, in document recorded August 28, 1979 in Book 879, Page 2107, Official Records of Douglas County, Nevada.

Reference is hereby made to that certain Record of Survey Lot Line Adjustment for Nancy Murdock Larner, filed for record in the office of the Douglas County Recorder, State of Nevada, on October 28, 1985 in Book 1085, Page 2628, as Document No. 125839, Official Records.

**Assessor's Parcel Number(s):
1318-24-411-015**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1318-24-411-015

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: \$525,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$525,000.00
 Real Property Transfer Tax Due: \$2,047.50

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)**

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

Print Name: Anna Terry
 Address: PO Box 3661
 City: Stateline
 State: NV Zip: 89449

Print Name: Reno Dominik
 Address: 151 Palisades Drive O-15
 City: Stateline
 State: NV Zip: 89449

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. #: 115667-WLD

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