

DOUGLAS COUNTY, NV

2020-948513

RPTT:\$682.50 Rec:\$40.00

\$722.50 Pgs=3

07/01/2020 12:11 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1318-23-410-023
RPTT: \$682.50

Recording Requested By:
Western Title Company

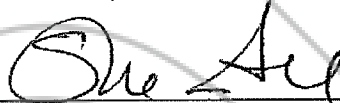
Escrow No.: 115863-SLA
When Recorded Mail To:
Daniel Alfred Rau and Jennifer
Deanna-Lyn Rau Trustees of
Rau Family Trust dated April 23,
2016
6118 Canyon Rim Court
Rocklin, CA 95765

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

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,

Robert E. Miller, a married man as his sole and separate property

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

Daniel Alfred Rau and Jennifer Deanna-Lyn Rau, Trustees of Rau Family Trust dated April 23, 2016

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:

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

Lot 25, as shown on the map of PONDEROSA PARK SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on February 25, 1970, as Document No. 47249.

Excepting therefrom any mobile home located thereon.

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

Dated: 06/23/2020

Robert E. Miller
Robert E. Miller

6-26-20
Date

STATE OF Nevada

COUNTY OF Carson City


This instrument was acknowledged before me on

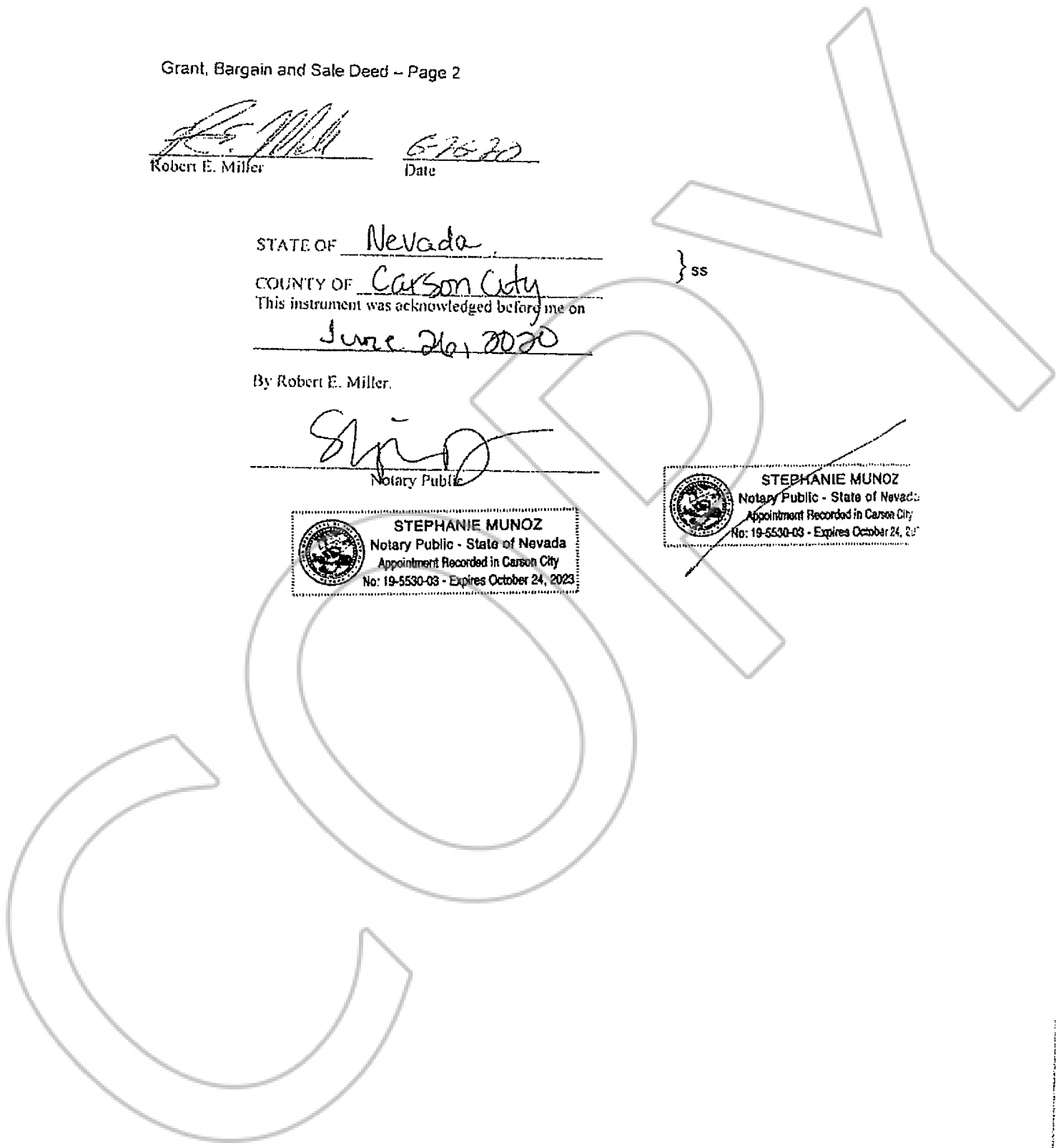
June 26, 2020

By Robert E. Miller.

Stephanie Munoz
Notary Public

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

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



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1318-23-410-023

2. Type of Property:

- a) Vacant Land b) Single Fam. Res.
c) Condo/Twnhse d) 2-4 Plex
e) Apt. Bldg f) Comm'/Ind'l
g) Agricultural h) Mobile Home
i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
NOTES: _____

3. Total Value/Sales Price of Property: \$175,000.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$175,000.00
Real Property Transfer Tax Due: \$682.50

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 On Acl Capacity Escrow
Signature _____ Capacity _____

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

Print Name: Robert E. Miller
Address: P O Box 4175
City: Stateline
State: NV Zip: 89449

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

Print Name: Daniel Alfred Rau and Jennifer Deanna-Lyn Rau, Trustees of Rau Family Trust dated April 23, 2016
Address: 6118 Canyon Rim Court
City: Rocklin
State: CA Zip: 95765

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. #: 115863-SLA