

APN#: 1320-33-227-001
RPTT: \$1,209.00

DOUGLAS COUNTY, NV
RPTT:\$1209.00 Rec:\$40.00
\$1,249.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2020-949420

07/20/2020 12:17 PM

Recording Requested By:
Western Title Company
Escrow No.: 117028-ARJ

When Recorded Mail To:
Yumi Demarest
1243 Cinch Trail #1
Garderville 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 *Kinsey Bell*
Kinsey Bell 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,

Nicole L. Thomas, an unmarried woman

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

Yumi Demarest, an unmarried woman


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

Unit No. 1, of Building 13, as shown on the FINAL SUBDIVISION MAP LDA 15-020, ESPLANADE AT THE RANCH, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 7, 2017, as Document No. 2017-906665, Official Records, and Amended by Certificate of Amendment recorded November 9, 2017, as Document No. 2017-906767, Official Records.

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

Dated: 07/13/2020



Nicole L. Thomas


STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on

7/16/2020

By Nicole L. Thomas.



Notary Public


ANU JANSSE
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-60889-5 - Expires March 20, 2023

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-33-227-001

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: \$310,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$310,000.00
 Real Property Transfer Tax Due: \$1,209.00

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 *Nancy Bell* Capacity ESCROW
 Signature _____ Capacity _____

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

Print Name: Nicole L. Thomas
 Address: 2553 Henning Lane
 City: Minden
 State: NV Zip: 89423

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

Print Name: Yumi Demarest
 Address: 1243 Cinch Trail #1
 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. #: 117028-ARJ

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