

DOUGLAS COUNTY, NV  
RPTT:\$2086.50 Rec:\$40.00  
\$2,126.50 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

**2020-949449**

**07/20/2020 03:18 PM**

APN#: 1420-34-301-008  
RPTT: \$2,086.50

Recording Requested By:  
Western Title Company

Escrow No.: 115975-SLA

When Recorded Mail To:  
James Cheatley  
2670 Kayne Avenue  
Minden, NV 89423

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,

David K. Howe and Jill K. Howe, husband and wife as joint tenants

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

James Robert Cheatley, a married man as his sole and separate property

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, 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:

Situate in the Northwest 1/4 of the Southwest 1/4 of Section 34, Township 14 North, Range 20 East, M.D.B.&M.

Parcel 1, as shown on the Parcel Map for Charles Manchester, filed for record in the office of the Douglas County Recorder, State of Nevada on April 22, 1977 in Book 477 at Page 1095 as Document No. 8627, 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: 07/07/2020

[Signature]      7/13/20  
David K. Howe      Date

[Signature]      7/13/20  
Jill K. Howe      Date

STATE OF Nevada } ss

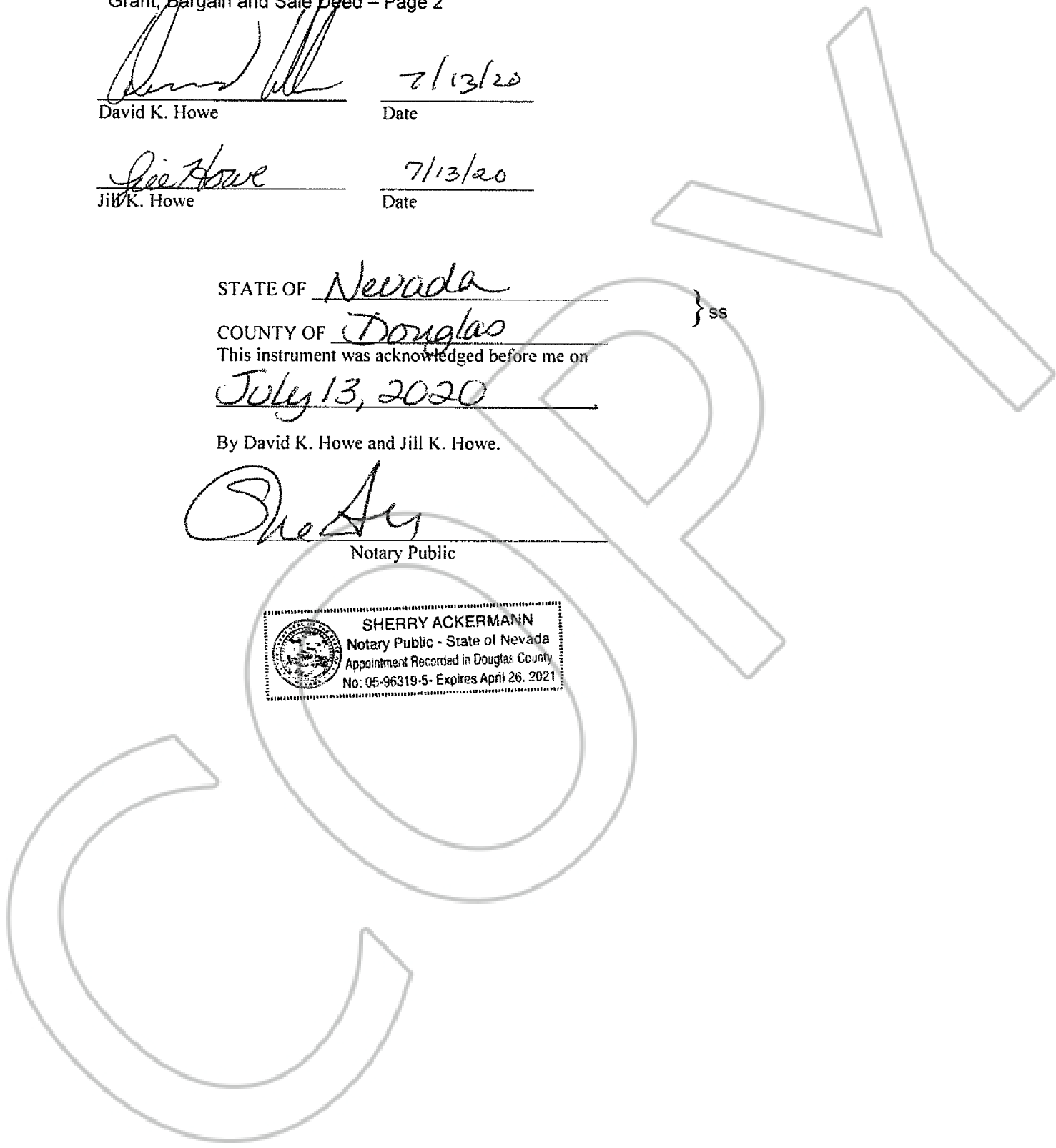
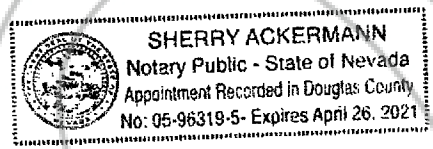
COUNTY OF Douglas

This instrument was acknowledged before me on

July 13, 2020

By David K. Howe and Jill K. Howe.

[Signature]  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1420-34-301-008

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
NOTES: _____
_____
_____

3. Total Value/Sales Price of Property: \$535,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$535,000.00  
 Real Property Transfer Tax Due: \$2,086.50

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 Sheela Capacity Escrow  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: David K. Howe and Jill K. Howe  
 Address: 1405 Calle Pequeno  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: James Robert Cheatley  
 Address: 2670 Kayne Ave.  
 City: Minden  
 State: NV Zip: 89423

**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. #: 115975-SLA

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