

DOUGLAS COUNTY, NV
RPTT:\$2184.00 Rec:\$40.00
\$2,224.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2020-950110

07/31/2020 12:36 PM

APN# : 1321-32-001-006

RPTT: \$2,184.00

Recording Requested By:

Western Title Company

Escrow No.: 117354-WLD

When Recorded Mail To:

Jessica Borowick and Chris
Borowick

2351 Juniper Road
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 _____


Wendy Dunbar

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,

Kathie M. Hudson, Trustee of The Hudson Joint Living Trust dated 4/1/97

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

Jessica Borowick and Chris Borowick, 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:

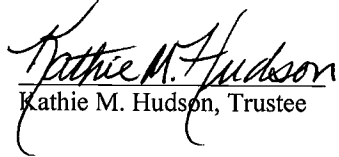
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 1 of Parcel Map for Thomas R. and Ann Watts, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 12, 1991, in Book 291, Page 1153, Document No. 244686.


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

Dated: 07/22/2020

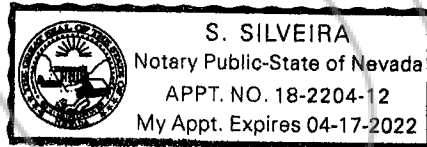
The Hudson Joint Living Trust dated 4/1/97


Kathie M. Hudson, Trustee

STATE OF Nevada }
COUNTY OF Lyon } ss
This instrument was acknowledged before me on July
29th, 2020, By Kathie M. Hudson.



Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1321-32-001-006

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: \$560,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$560,000.00
 Real Property Transfer Tax Due: \$2,184.00

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 Kathie M. Hudson Capacity Grantor
 Signature _____ Capacity _____

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

Print Name: Kathie M. Hudson, Trustee of The Hudson Joint Living Trust dated 4/1/97
 Address: 5250 Sierra Oaks Drive
 City: El Dorado
 State: CA Zip: 95623

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

Print Name: Jessica Borowick and Chris Borowick
 Address: 2351 Junper Road
 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. #: 117354-WLD