

DOUGLAS COUNTY, NV
RPTT:\$1712.10 Rec:\$40.00
\$1,752.10 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2020-950132

07/31/2020 02:05 PM

APN# : 1420-07-111-006
RPTT: \$1,712.10

Recording Requested By:
Western Title Company

Escrow No.: 117021-KDJ

When Recorded Mail To:

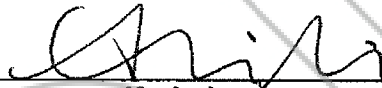
**Mark Denny and Stephanie
Denny
3565 Green Acre Drive
Carson City NV 89705**

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



Kayla Jacobsen

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,

Jeffrey Riley, a married man as his sole and separate property who acquired title as Jeffrey Riley, an unmarried man

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

Mark Denny and Stephanie Denny, husband and wife as joint tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, 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 12 as shown on the map of VALLEY VIEW SUBDIVISION NO. 3, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 28, 1964, in Book 27, Page 47, as Document No. 26188.

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

Dated: 07/27/2020

Jeffrey Riley 8/29/20
Jeffrey Riley Date

STATE OF California

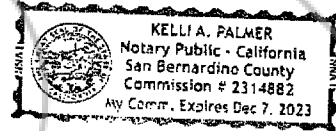
COUNTY OF San Bernardino

This instrument was acknowledged before me on

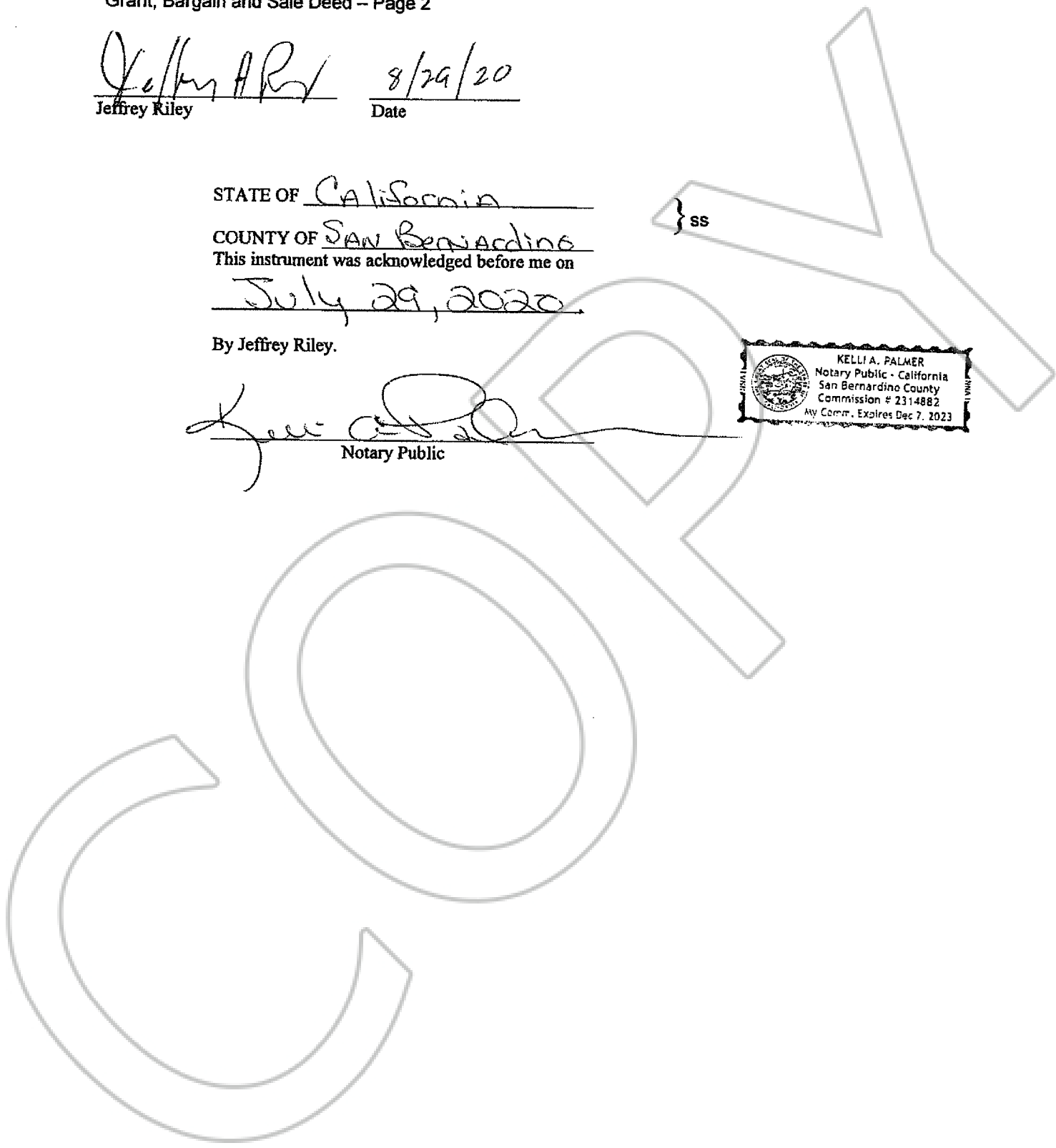
July 29, 2020

By Jeffrey Riley.

Kelli A. Palmer
Notary Public



} ss



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-07-111-006

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: \$439,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$439,000.00
 Real Property Transfer Tax Due: \$1,712.10

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 [Signature] Capacity Esrow
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
Print Name: Jeffrey Riley
Address: 1086 Hollister Rd.
City: Pinion Hills
State: CA **Zip:** 92372

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
Print Name: Mark Denny and Stephanie Denny
Address: 3565 Green Acre Drive
City: Carson City
State: NV **Zip:** 89705

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
Print Name: eTRCo, LLC. On behalf of Western Title Company
Address: Carson Office
2310 S. Carson St, Suite 5A
City/State/Zip: Carson City, NV 89701

Esc. #: 117021-KDJ