

APN# : 1320-30-612-005

RPTT: \$2,067.00

Recording Requested By:

Western Title Company
Escrow No.: 116411-WLD
When Recorded Mail To:
Dennis A. Rowell and Teresa A.
Rowell
5973 Gaines St.
San Diego, CA 92110

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,

Larry L. Vincent and Lisa M. Vincent, husband and wife as joint tenants

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

Dennis A. Rowell and Teresa A. Rowell, husband and wife 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 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:

Lot 56 in Block 1, as set forth on the Final Subdivision Map Planned Unit Development PD 02-04 for LA COSTA AT MONTE VISTA PHASE 1, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 25, 2005, in Book 0405, at Page 9815, as Document No. 642625, 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]
Larry L. Vincent

[Signature]
Lisa M. Vincent

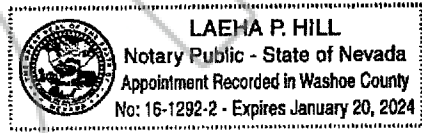
STATE OF Nevada } ss

COUNTY OF Douglas

This instrument was acknowledged before me on
7/9/2020

By Larry L. Vincent.

[Signature]
Notary Public



STATE OF Nevada } ss

COUNTY OF Douglas

This instrument was acknowledged before me on 7-15-2020
[Signature] KS.

By Lisa M. Vincent.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-30-612-005

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: _____ _____ _____
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3. Total Value/Sales Price of Property:	\$530,000.00
Deed in Lieu of Foreclosure Only (value of property)	(
Transfer Tax Value:	\$530,000.00
Real Property Transfer Tax Due:	\$2,067.00

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 _____	Capacity _____
Signature _____	Capacity _____

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

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

Print Name: Larry L. Vincent and Lisa M. Vincent
Address: 1343 Granborough
City: Gardnerville
State: NV **Zip:** 89410

Print Name: Dennis A. Rowell and Teresa A. Rowell
Address: 5973 Gaines St.
City: San Diego
State: CA **Zip:** 92110

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. #: 116411-WLD

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