

DOUGLAS COUNTY, NV
RPTT:\$1755.00 Rec:\$40.00
\$1,795.00 Pgs=5
ETRCO
KAREN ELLISON, RECORDER

2020-950788

08/14/2020 12:05 PM

APN#: 1220-24-810-018
RPTT: \$1,755.00

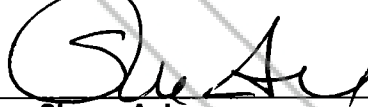
Recording Requested By:
Western Title Company
Escrow No.: 117855-SLA
When Recorded Mail To:
Derek Short and Kendra Short
638 Thorobred Avenue
Gardnerville, NV 89410

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



Sherry Ackermann

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,

Denise K. Beronio, a single woman

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

Derek C. Short and Kendra M. Short, 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 Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 08/09/2020

EXHIBIT "A"

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

All that portion of the Southeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B.&M., described as follows:

COMMENCING at the monument set at the centerline intersection of Palomino Lane and Mustang Lane, as said monument and lanes are shown on the Official Map of RIJHENSTROTH RANCHOS SUBDIVISION, filed for record April 14, 1965, in the Office of the County Recorder of Douglas County, State of Nevada, as Document No. 27706; thence South along the Southerly extension of Mustang Lane, (a 50 foot road), a distance of 195.00 feet to a point in the centerline of said lane; thence continuing South along the centerline of said Mustang Lane, a distance of 160.00 feet; thence leaving said centerline, East a distance of 25.00 feet to the East line of said Mustang Lane; thence continuing East, a distance of 312.47 feet to the True Point of Commencement thence from the True Point of Commencement, continuing East a distance of 337.46 feet to the centerline of Thorobred Avenue; thence North along the centerline of said Thorobred Avenue, a distant of 355.00 feet to a point on the centerline of Palomino Lane; thence continuing West along the centerline of Palomino Lane a distance of 337.47 feet, (287.47 feet record); thence South 355 feet to the True Point of Commencement.

EXCEPTING THEREFROM any portion lying within the right-of-way lines of Palomino Lane and Thorobred Avenue, which are 50 feet in width and lie 25 feet on the Easterly and Northerly portion of said described Parcel.

Said Parcels also known as Lots 15 and 16 of THOMPSON ACRES SUBDIVISION, (unofficial).

EXCEPT THEREFROM all that portion of said land conveyed to Shirley Y. Fraser and Henry F. Fraser, wife and husband as joint tenants, in Deed recorded June 17, 1981, in Book 681, Page 1451, as Document No. 57368 of Official Records; more particularly described as follows to wit;

All that portion of Southeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B.&M., described as follows;

COMMENCING at the monument at the centerline intersection of Palomino Lane and Mustang Lane, as said monument and lanes are shown on the Official map of RUHENSTROTH RANCHOS SUBDIVISION, filed for record April 14, 1965, in the office of the County Recorder of Douglas County, State of Nevada, as Document No. 27706; thence South along the Southerly extension of Mustang Lane (a 50 foot road), a distance of 195.00 feet to a point in the centerline of said lane; thence leaving said centerline, East a distance of 25.00 feet to the East line of said Mustang Lane; thence continuing East a distance of 312.47 feet to the True Point of Commencement; thence from the True Point of Commencement, continuing East a distance of 337.46 feet to the centerline of Thorobred Avenue; thence North along the Centerline of said Thorobred Avenue, a distance of 195.00 feet, (170 feet record), to a point on the centerline of Palomino Lane; thence West along the centerline of Palomino Lane a distance of 337.47 feet, (287.47 feet recorded); thence South 195 feet, (170 feet recorded), back to the True Point of Commencement.

EXCEPTING THEREFROM any portion within the right-of-way lines of Palomino Lane and Thorobred Avenue, which are 50 feet in width and lie 25 feet on the Easterly and Northerly portion of said described parcel.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on January 23, 2018, as Document No. 2018-909545 of Official Records. Assessor's

Parcel Number: 1220-24-810-018

COPY

Denise K. Beronio 8-12-2020
Denise K. Beronio Date

STATE OF Nevada


COUNTY OF Douglas

This instrument was acknowledged before me on

August 12, 2020

By Denise K. Beronio.

Sherry Ackermann
Notary Public

 SHERRY ACKERMANN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 05-96319-5- Expires April 26, 2021

} ss

COOPER

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-24-810-018

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: \$450,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$450,000.00
 Real Property Transfer Tax Due: \$1,755.00

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 *Denise K. Beronio* Capacity ESCROW
 Signature _____ Capacity _____

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

Print Name: Denise K. Beronio
 Address: 271 Walker Street
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: Derek C. Short and Kendra Short
 Address: 638 Thorobred Ave.
 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. #: 117855-SLA