

DOUGLAS COUNTY, NV

**2020-951534**

RPTT:\$3890.25 Rec:\$40.00

\$3,930.25 Pgs=3

**08/28/2020 11:07 AM**

ETRCO

KAREN ELLISON, RECORDER

APN# : 1319-18-214-012

RPTT: \$3,890.25

**Recording Requested By:**

Western Title Company

**Escrow No.: 119162-WLD**

**When Recorded Mail To:**

**Mark Bell and Andrea Bell**

**8125 Maxwell Lane**

**Dixon, CA 95620**

**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,

Richard Dixey, a married man as his sole and separate property

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

Mark Bell and Andrea Bell, 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 Stateline, County of Douglas State of Nevada bounded and described as follows:

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

Lot 12 of CHALET VILLAGE, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 25, 1977, in Book 1077, Page 1472, as Document No. 14332.

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

Dated: 08/25/2020

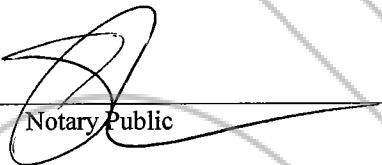
  
Richard Dixey


STATE OF NEVADA

COUNTY OF DOUGLAS

This instrument was acknowledged before me on August 27, 2020, By Richard Dixey.

} ss

  
Notary Public

 WENDY DUNBAR  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No. 02-79065-5 - Expires Dec. 16, 2022

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1319-18-214-012

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: \$997,500.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$997,500.00  
 Real Property Transfer Tax Due: \$3,890.25

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 Escrow Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Richard Dixey  
 Address: 2425 Hillside Avenue  
 City: Berkley  
 State: CA                      Zip: 94704

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

Print Name: Mark Bell and Andrea Bell  
 Address: 8125 Maxwell Lane  
 City: Dixon  
 State: CA                      Zip: 95620

**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. #: 119162-WLD

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