

DOUGLAS COUNTY, NV **2020-951546**
RPTT:\$2106.00 Rec:\$40.00
\$2,146.00 Pgs=3 08/28/2020 11:43 AM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1320-33-212-009
RPTT: \$2,106.00

Recording Requested By:
Western Title Company
Escrow No.: 117973-KDJ
When Recorded Mail To:

William O'Brien and Sondra
O'Brien
1524 Snaffle Bit Drive
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



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,

Raquel Smith, Successor Trustee of the Sierra Trust dated December 4, 1997

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

William O'Brien and Sondra O'Brien, 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:

The land referred to herein below is situated in the City of Gardnerville, County of Douglas, State of Nevada, and is described as follows:

Lot 139 as shown on FINAL MAP PLANNED UNIT DEVELOPMENT PD 04-008 THE RANCH AT GARDNERVILLE PHASE IIA-2, recorded in the office of the Douglas County Recorder, State of Nevada on October 3, 2014 as Document No. 2014-850353, 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: 08/17/2020

Sierra Trust dated December 4, 1997

Raquel Smith 8/25/2020
By Raquel Smith, Successor Date
Trustee

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

8-25-2020

By Raquel Smith.

Mark Banning
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-33-212-009

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: \$539,900.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$539,900.00
 Real Property Transfer Tax Due: \$2,106.00

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 [Signature] Capacity Escrow
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
Print Name: Sierra Trust dated December 4, 1997
Address: 1524 Snaffle Bit Dr.
City: Gardnerville
State: NV **Zip:** 89410

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
Print Name: William O'Brien and Sondra O'Brien
Address: 1524 Snaffle Bit Dr.
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: Carson Office
2310 S. Carson St, Suite 5A
 City/State/Zip: Carson City, NV 89701

Esc. #: 117973-KDJ