

DOUGLAS COUNTY, NV

2020-952546

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

09/15/2020 10:57 AM

ETRCO

KAREN ELLISON, RECORDER

E05

APN# : 1320-33-213-011

RPTT: \$-0-

Recording Requested By:

Western Title Company, Inc.

Escrow No. 118589-KDJ

When Recorded Mail To:

Jennifer A. Stoffer

1221 Hat Band Court

Gardnerville NV 89410

Mail Tax Statements to: (deeds only)

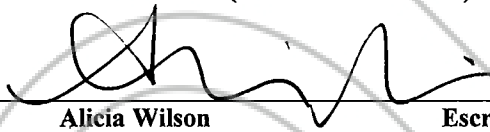
Same as Above

(space above for Recorder's use only)

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

  
\_\_\_\_\_

Alicia Wilson

Escrow Assistant

**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 Ryan Stoffer, a married man, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Jennifer A. Stoffer, a married woman as her sole and separate property all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada described as follows:

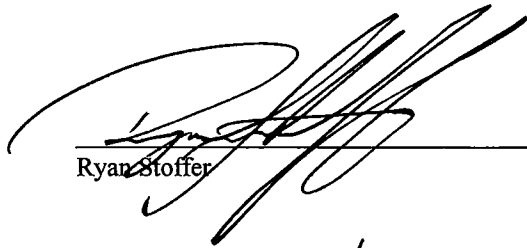
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 91, as shown on the FINAL MAP PLANNED UNIT DEVELOPMENT PD 04-008 HEYBOURNE MEADOWS (FKA THE RANCH AT GARDNERVILLE) PHASE IIC, filed for record in the office of the Douglas County Recorder, State of Nevada on September 19, 2017, as Document No. 2017-904214, Official Records.

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

Grantor and Grantee are husband and wife. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as her sole and separate property. By this conveyance, Grantor releases any community interest that he might now have or be presumed to hereafter acquire in the above described property.

Dated: 09/09/2020

  
\_\_\_\_\_  
Ryan Stoffer


STATE OF Nevada \_\_\_\_\_

COUNTY OF Douglas \_\_\_\_\_

This instrument was acknowledged before me on

9/14/2020  
by Ryan Stoffer.

} ss

  
\_\_\_\_\_  
Notary Public

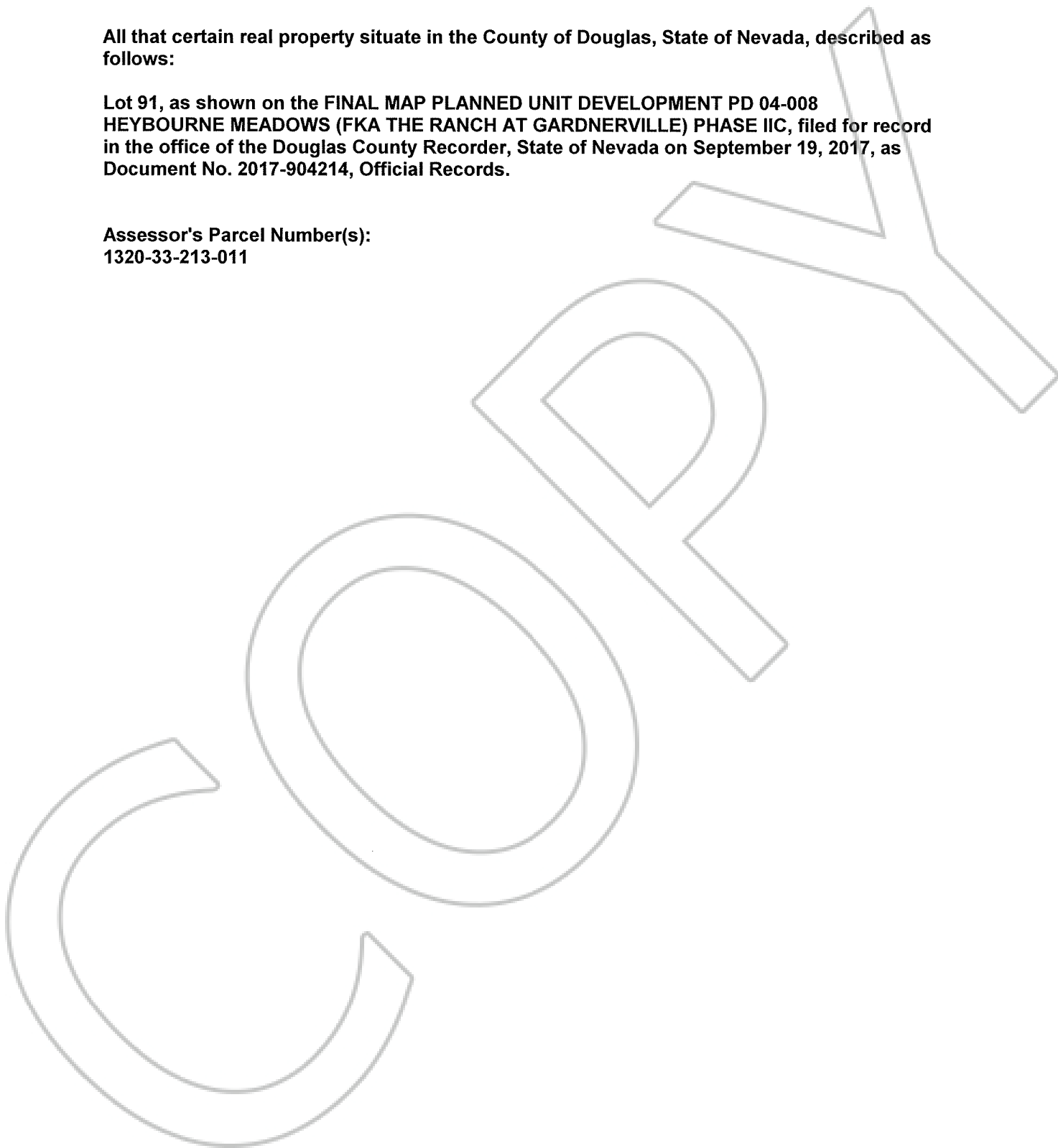


**EXHIBIT "A"**

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

**Lot 91, as shown on the FINAL MAP PLANNED UNIT DEVELOPMENT PD 04-008 HEYBOURNE MEADOWS (FKA THE RANCH AT GARDNERVILLE) PHASE IIC, filed for record in the office of the Douglas County Recorder, State of Nevada on September 19, 2017, as Document No. 2017-904214, Official Records.**

**Assessor's Parcel Number(s):  
1320-33-213-011**



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1320-33-213-011

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
NOTES: _____
_____

3. Total Value/Sales Price of Property: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: Husband deeding interest off property without consideration

5. Partial Interest: Percentage being transferred: %

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 *[Handwritten Signature]* Capacity Escrow  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Ryan Stoffer  
 Address: 1221 Hat Band Court  
 City: Gardnerville  
 State: NV                      Zip: 89410

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Jennifer A. Stoffer  
 Address: 1221 Hat Band Court  
 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. #: 118589-KDJ