

DOUGLAS COUNTY, NV  
RPTT:\$1630.20 Rec:\$40.00  
\$1,670.20 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

**2020-952564**

09/15/2020 01:06 PM

APN#: 1220-03-212-007  
RPTT: \$1,630.20

**Recording Requested By:**

Western Title Company

**Escrow No.: 118795-SLA**

**When Recorded Mail To:**

**Glays Garcia and Leonel  
Garcia**

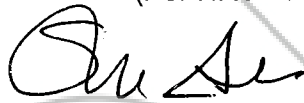
**1322 Scotch Pine Way  
Gardnerville, NV 89410**

**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

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**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,

Eric A. Wood and Angela C. Wood, husband and wife as joint tenants

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

Gladys Garcia and Leonel Garcia, wife and husband as joint tenants with rights of survivorship

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:

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

Lot 7, in Block B, as set forth on Final Subdivision Map LDA 01-047, Planned Unit Development for ARBOR GARDENS PHASE 3, filed for record in the office of the County Recorder of Douglas County, State of Nevada on November 19, 2004 in Book 1104, Page 9523, as Document No. 629883, and by Certificate of Amendment recorded August 30, 2005 in Book 805, Page 14668, as Document No. 653714.

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

Dated: 09/09/2020

Grant, Bargain and Sale Deed – Page 2

[Signature]      9-9-20  
Eric A. Wood      Date

[Signature]      9-9-20  
Angela E. Wood      Date

STATE OF Nevada } ss  
COUNTY OF Douglas  
This instrument was acknowledged before me on  
September 9, 2020

By Eric A. Wood and Angela C. Wood.

[Signature]  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-03-212-007

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><br>NOTES: _____<br>_____<br>_____ |
|--|

3. Total Value/Sales Price of Property: \$418,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$418,000.00  
 Real Property Transfer Tax Due: \$1,630.20

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 *Eric A. Wood* Capacity *Grantor*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Eric A. Wood and Angela C. Wood  
 Address: 1430 James Road  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Leonel  Garcia and Gladys  Garcia  
 Address: 1322 Scotch Pine Way  
 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. #: 118795-SLA