

APN# 1420-18-112-003
RPTT: \$1,560.00

DOUGLAS COUNTY, NV
RPTT:\$1560.00 Rec:\$40.00
\$1,600.00 Pgs=4
2020-952592
09/15/2020 04:11 PM
ETRCO
KAREN ELLISON, RECORDER

Recording Requested By:
Western Title Company
Escrow No.: 118779-ARJ

When Recorded Mail To:
Jose Ramon Morales and Janel
Renee Morales
838 Amador Circle
Carson City, NV 89705

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 *Kinsey Bell*
Kinsey Bell 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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Matt Buyten, a single man

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

Jose Ramon Morales and Janel Renee Morales, Husband and Wife, as Community Property, with Right of Survivorship


and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, 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 55, in Block D, of VALLEY VISTA ESTATES II, UNIT 1, a Planned Unit Development according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 17, 1993, in Book 1293, at Page 3652, as Document No. 325265.

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



Matt Buyten

see ATTACHED NOTARY A/K

STATE OF CALIFORNIA

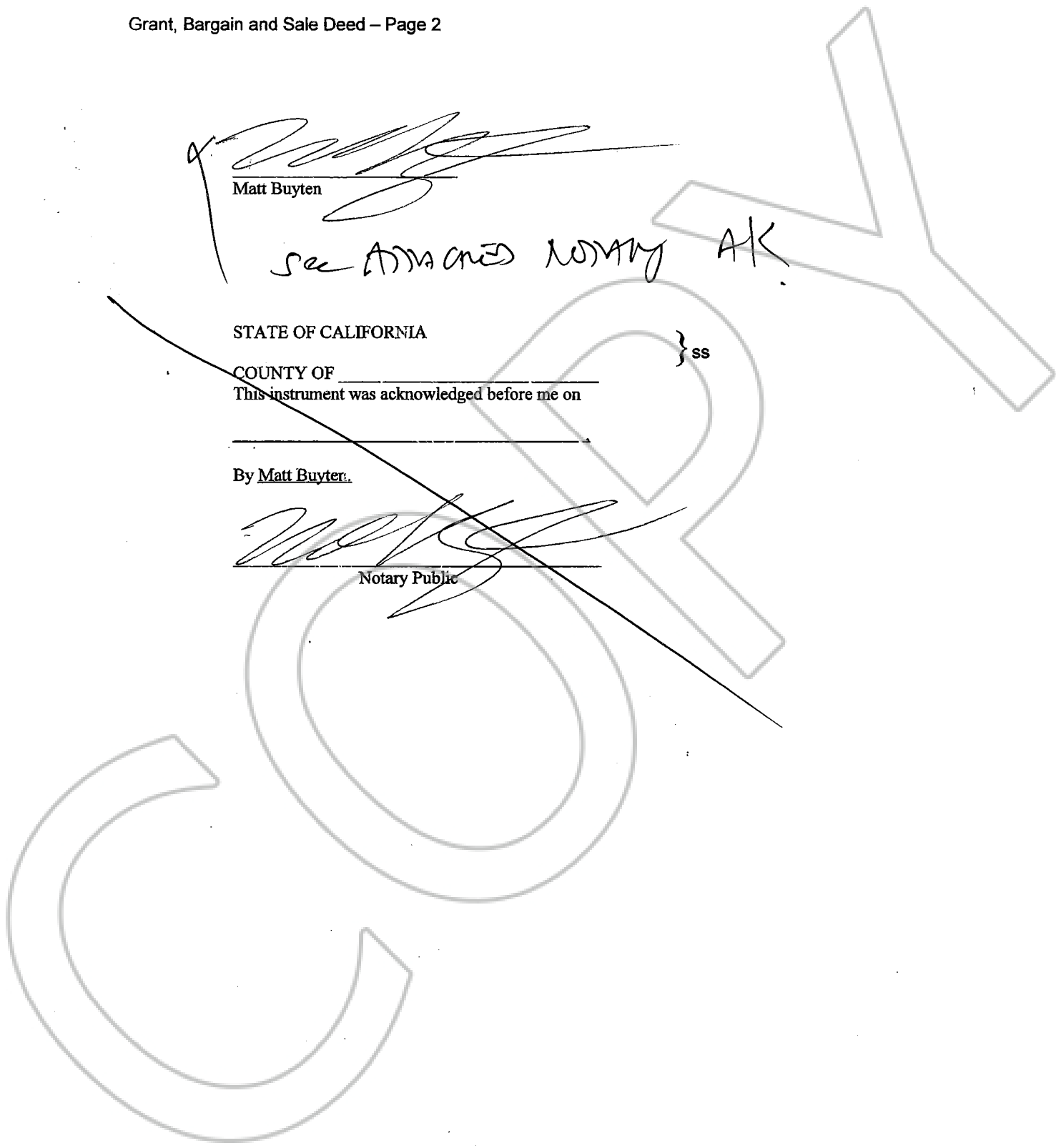
COUNTY OF _____ } ss

This instrument was acknowledged before me on

By Matt Buyten.



Notary Public



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

File No: _____

STATE OF California)
COUNTY OF RIVERSIDE)

APN No: _____

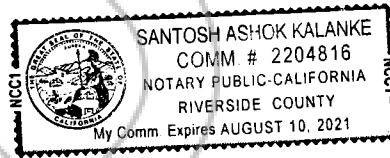
On 09/10/2020 before me, SANTOSH ASHOK KALANKE (Notary Public, personally appeared MATTHEW BRANDON BUYTEN)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Santosh Kalanke



This area for official notarial seal.

**OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT
CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity _____

Name of Person or Entity _____

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: Order # 118779-AYG / INTERVIEW Coy.

NUMBER OF PAGES 1 DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-18-112-003

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: \$400,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$400,000.00
 Real Property Transfer Tax Due: \$1,560.00

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 *Matt Buyten* Capacity ESCROW
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Matt Buyten
 Address: 820 West Bend Blvd
 City: Burleson
 State: TX Zip: 76028

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Jose Ramon Morales and Janel Renee Morales
 Address: 838 Amador Circle
 City: Carson City
 State: NV Zip: 89705

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. #: 118779-ARJ

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