

DOUGLAS COUNTY, NV

2020-953839

RPTT:\$842.40 Rec:\$40.00

\$882.40 Pgs=3

10/02/2020 03:55 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1420-07-411-001

RPTT: \$842.40

Recording Requested By:

Western Title Company

Escrow No.: 119593-KDJ

When Recorded Mail To:

Ashley D. Pion

3421 Basalt Drive

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



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,

Frank C. Gray, a married man as his sole and separate property

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

Ashley D. Pion, an unmarried woman

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:

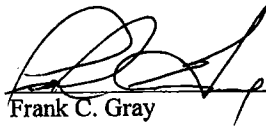
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 39, as shown on the map of RIDGEVIEW ESTATES NO. 1, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 12, 1972, as File No. 63503.

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

Dated: 09/23/2020

Grant, Bargain and Sale Deed – Page 2


Frank C. Gray

9/29/20
Date

STATE OF OK

COUNTY OF TY

This instrument was acknowledged before me on
September 29th 2020

By Frank C. Gray.


Notary Public

NOTARY PUBLIC, State of Oklahoma
Commission #13004974
Texas County
RUBEN CRUZ
My Commission Expires: 5/24/21

} ss



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-07-411-001

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: \$216,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$216,000.00
 Real Property Transfer Tax Due: \$842.40

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section
 b. Explain Reason for Exemption:

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 *[Signature]* Capacity Escrow
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Frank C. Gray
 Address: 2470 Sherman Lane
 City: Carson City
 State: NV Zip: 89706

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Ashley D. Pion
 Address: 3421 Basalt Drive
 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: Carson Office
2310 S. Carson St, Suite 5A
 City/State/Zip: Carson City, NV 89701

Esc. #: 119593-KDJ