

DOUGLAS COUNTY, NV

2020-954058

RPTT:\$742.95 Rec:\$40.00

\$782.95 Pgs=3

10/07/2020 02:08 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1420-07-818-017

RPTT: \$742.95

Recording Requested By:

Western Title Company

Escrow No.: 117773-SLA

When Recorded Mail To:

Shelby Lynn Powell

948 Lehigh 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



Sherry Ackermann

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,

Nicole Thomas, Douglas County Public Guardian, of Maria Klotz, as Successor Trustee, under the Maria Klotz Trust U/D/T 6-24-96, duly appointed by order of the court, and as confirmed by order of the court, in the Matter of the Guardianship of the Person and Estate of Maria Klotz, an Adult Protected Person, Case No. 13-PB-01020, said orders being recorded concurrently herewith

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

Shelby Lynn Powell, a single 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:

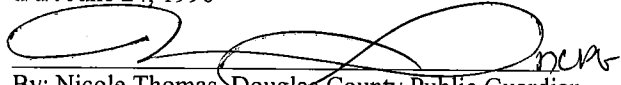
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 10 in Block A of IMPALA MOBILE HOME ESTATES UNIT NO. 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on April 7, 1982, in Book 482, Page 366, as Document No. 66654.

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

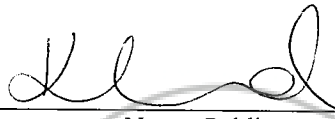
Dated: 09/03/2020

Nicole Thomas, Douglas County Public
Guardian, of Maria Klotz, as Successor
Trustee, under the Maria Klotz Trust
u/d/t June 24, 1996


By: Nicole Thomas, Douglas County Public Guardian

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

By Nicole Thomas.



Notary Public

 **KOAH INWOOD**
Notary Public - State of Nevada
Appointment Recorded In Douglas County
No: 18-2871-5 - Expires June 8, 2022

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-07-818-017

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: \$190,500.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$190,500.00
 Real Property Transfer Tax Due: \$742.95

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 Bue Ace Capacity Escrow
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
Print Name: Maria Klotz, Trustee of The Maria Klotz Trust U/D/T 6-24-96 C/o Nicole Thomas
Address: P.O. BOX 1929
City: Minden
State: NV **Zip:** 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
Print Name: Shelby Lynn Powell
Address: 948 Lehigh 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. #: 117773-SLA