

APN#: 1220-21-610-268
RPTT: \$1,197.30

DOUGLAS COUNTY, NV
RPTT:\$1197.30 Rec:\$40.00
\$1,237.30 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2020-954374

10/13/2020 03:14 PM

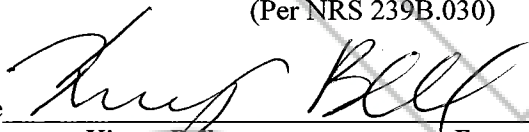
Recording Requested By:
Western Title Company
Escrow No.: 119884-ARJ

When Recorded Mail To:
Casey Lang
PO Box 2114
Minden, NV 89423

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

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,

Bryan D Bertucci, an unmarried man

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

Casey Lang, a Single Man

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:

See attached Exhibit A

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

Dated: 10/08/2020

EXHIBIT "A"

The real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

Lot 517, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record in the Office of the County Recorder of Douglas County, Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

PARCEL 2:

A portion of public park as shown on that certain subdivision map for GARDNERVILLE RANCHOS UNIT NO. 6, recorded May 29, 1973 in Book 573 at Page 1026 as Instrument No. 66512, Douglas County, Nevada, and being more particularly described as follows:

Commencing at the Northeast corner of Lot 517 as shown on said subdivision map;

Thence North 88°50'24" East, a distance of 7.54' to a point;


Thence South 07°06'00" East, a distance of 117.27' to a point;

Thence South 86°24'37" West, a distance of 7.51' to a point;

Thence North 07°06'00" West, continuing along said east line a distance of 117.59' to the true point of beginning.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on July 18, 2019, as Document No. 2019-932230 of Official Records.

Assessor's Parcel Number(s):
1220-21-610-268


Bryan D Bertucci


STATE OF NEVADA

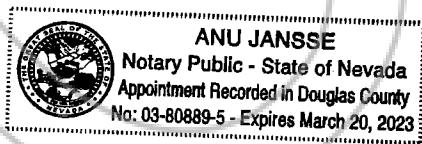
COUNTY OF DOUGLAS

This instrument was acknowledged before me on

10/9/2020

By Bryan D Bertucci.


Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-21-610-268

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: \$307,000.00
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$307,000.00
Real Property Transfer Tax Due: \$1,197.30

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 Kenny Bell Capacity ESCROW
Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Bryan D Bertucci
Address: 1669 Lantana Drive
City: Minden
State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Casey Lang
Address: PO Box 2114
City: Minden
State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 119884-ARJ

Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410

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