

DOUGLAS COUNTY, NV **2020-954387**
RPTT:\$1589.25 Rec:\$40.00
\$1,629.25 Pgs=3 10/13/2020 04:04 PM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1320-29-612-008
RPTT: \$1,589.25

Recording Requested By:
Western Title Company
Escrow No.: 119270-SLA
When Recorded Mail To:
Linda Carniello- Bowers
1204 Montevideo Circle
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



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,

Town Homes at Monterra III, LLC, a Nevada limited liability company

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

Linda Carniello- Bowers, a single woman

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, 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 25 of Final Map, a Planned Unit Development DP 18-0200 Modified by DP 19-0441, the Townes at Monterra Phase 3B-1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on April 29, 2020, as Document No. 2020-945359.

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

Dated: 09/28/2020

Town Homes at Monterra III, LLC, a Nevada limited liability company

Brandon Hill
By Brandon Hill, Manager

10/8/2020
Date

STATE OF Nevada


COUNTY OF Douglas

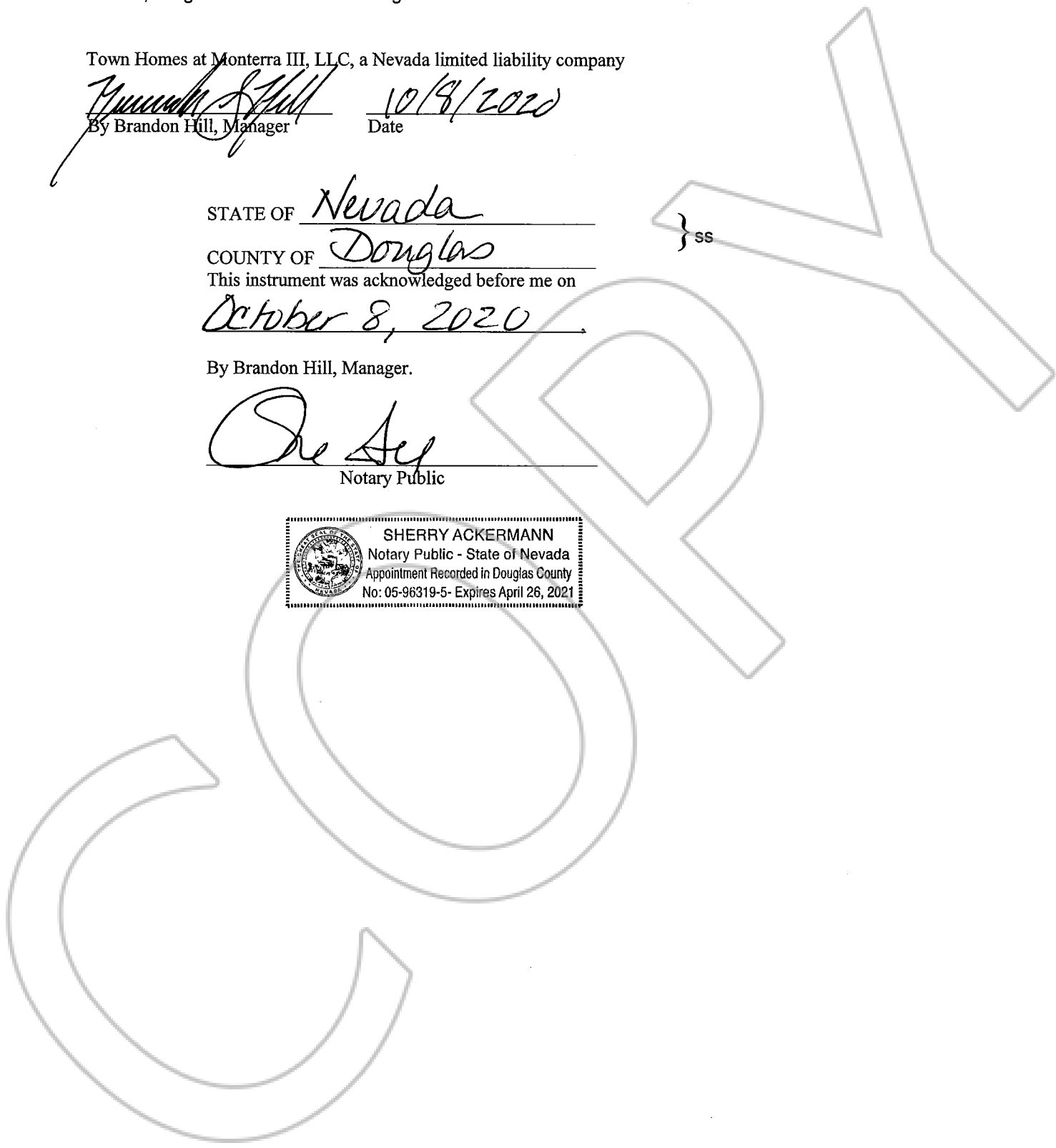
This instrument was acknowledged before me on

October 8, 2020

By Brandon Hill, Manager.

Sherry Ackermann
Notary Public

 SHERRY ACKERMANN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 05-96319-5- Expires April 26, 2021



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-29-612-008

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: \$407,345.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$407,345.00
 Real Property Transfer Tax Due: \$1,589.25

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 *One Sue* Capacity *Escrow*
 Signature _____ Capacity _____

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

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

Print Name: Town Homes at Monterra III, LLC, a Nevada limited liability company
Address: 1625 US Hwy 88
City: Minden
State: NV **Zip:** 89423

Print Name: Linda Carniello- Bowers
Address: 1204 Montevideo circle
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
Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410

Esc. #: 119270-SLA