

APN#: 1220-16-310-071
RPTT: \$780.00

DOUGLAS COUNTY, NV
RPTT:\$780.00 Rec:\$40.00
\$820.00 Pgs=3
ETR
KAREN ELLISON, RECORDER

2020-955149

10/23/2020 03:01 PM

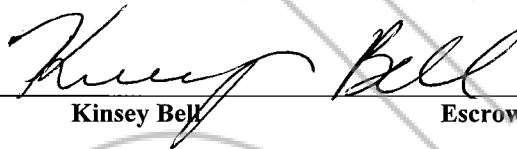
Recording Requested By:
Western Title Company
Escrow No.: 119423-ARJ

When Recorded Mail To:
Natalie Cazares
1264 Redwood Circle #3
Gardnerville, NV 89460

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,

Richard J. Francis and Tracy M. Francis, husband and wife as joint tenants with right of survivorship

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

Natalie Cazares, an unmarried woman

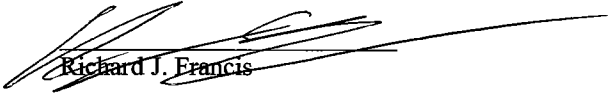
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

Lot 87, in Building L, as set forth on the map of SEQUOIA VILLAGE TOWNHOUSES 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada on November 14, 1979, as File No. 38712, and as corrected by Certificate of Amendment recorded July 14, 1980, as Document No. 46136.

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

Dated: 10/21/2020


Richard J. Francis


Tracy M. Francis

STATE OF NEVADA

COUNTY OF DOUGLAS


} ss

This instrument was acknowledged before me on

10/22/2020

By Richard J. Francis and Tracy M. Francis.


Notary Public

 **ANU JANSSE**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80889-5 - Expires March 20, 2023

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-16-310-071

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: \$200,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$200,000.00
 Real Property Transfer Tax Due: \$780.00

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 *Kevin Bell* Capacity ESCROW
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Richard J. Francis and Tracy M. Francis
 Address: 826 Long Valley Road
 City: Gardnerville
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Natalie Cazares
 Address: 1264 Redwood Circle #3
 City: Gardnerville
 State: NV Zip: 89460

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. #: 119423-ARJ