

DOUGLAS COUNTY, NV

2020-956126

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

11/10/2020 11:18 AM

ETRCO

KAREN ELLISON, RECORDER

E05

APN# : 1220-22-410-044

RPTT: \$-0-

Recording Requested By:

Western Title Company

Escrow No. 120945-SLA

When Recorded Mail To:

Rainbo Tims

331D Plymouth Dr.
Co, NV 89705

Mail Tax Statements to: (deeds only)

Same as Above

(space above for Recorder's use only)

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 Jaclynn Leslie Bohlender, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Rainbo Tims, a married man as his sole and separate property all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada described as follows:

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

Lot 793, as shown on the map of GARDNERVILLE RANCHOS UNIT NO.7, filed for record in the office of the County Recorder of Douglas County, Nevada on March 27, 1974, in Book 374, Page 676, as Document No. 72456, Official Records.

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

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: 10/26/2020


Jaclynn Leslie Bohlender

STATE OF Nevada } ss

COUNTY OF Douglas

This instrument was acknowledged before me on

October 24, 2020

by Jaclynn Leslie Bohlender.

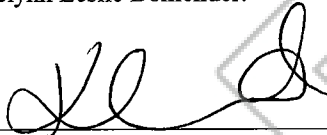

Notary Public

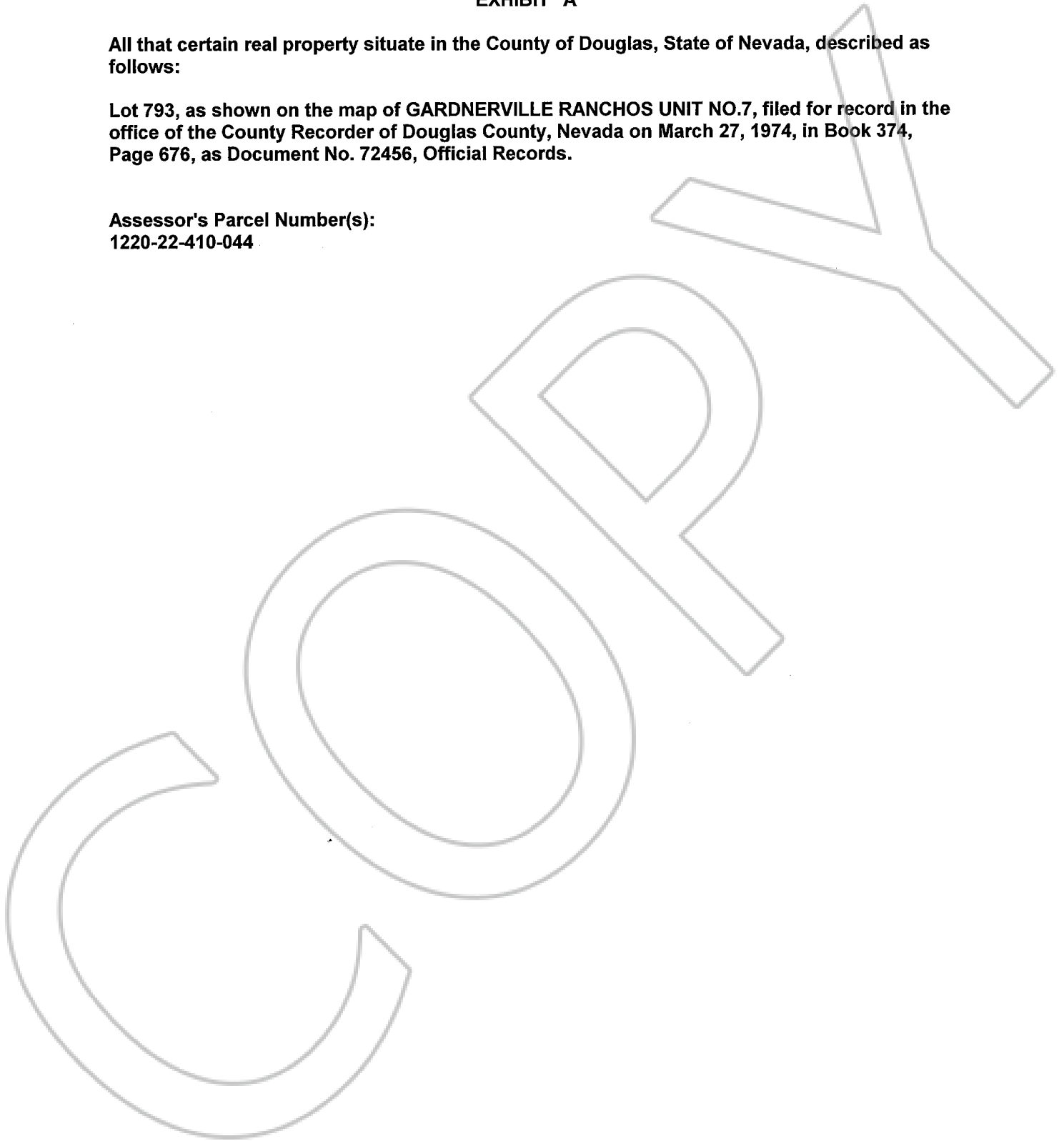


EXHIBIT "A"

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

Lot 793, as shown on the map of GARDNERVILLE RANCHOS UNIT NO.7, filed for record in the office of the County Recorder of Douglas County, Nevada on March 27, 1974, in Book 374, Page 676, as Document No. 72456, Official Records.

**Assessor's Parcel Number(s):
1220-22-410-044**



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-22-410-044

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Spousal Deed with no consideration

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 On Ace Capacity Escrow
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Jaclynn Leslie Bohlender
 Address: 3310 Plymouth Drive
 City: Carson City
 State: NV Zip: 89705

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Rainbo Tims
 Address: 3310 Plymouth 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 Esc. #: 120945-SLA
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410