

APN#: 1320-33-402-023
RPTT: 1,209.00

DOUGLAS COUNTY, NV
RPTT:\$1209.00 Rec:\$40.00
\$1,249.00 Pgs=4 11/10/2020 01:04 PM
ETRCO
KAREN ELLISON, RECORDER

Recording Requested By:
Western Title Company
Escrow No.: 120467-ARJ

When Recorded Mail To:
Deborah Ham
1050 Lakeside Drive
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 _____

Anu Jansse

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,

Michel D. Balda and Tanya Balda, husband and wife as community property with the right of survivorship

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

Deborah Ham, a married woman as her sole and separate property

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: 10/26/2020

Michel D Balda
Michel D. Balda

Tanya Balda
Tanya Balda

STATE OF NEVADA

COUNTY OF Douglas } ss
This instrument was acknowledged before me on

10/20/2020

By Michel D. Balda and Tanya Balda.

Anu Jansse
Notary Public

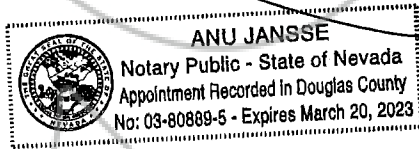


EXHIBIT "A"

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

BEING those certain lots or parcels of ground lying in the South 1/2 of Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B. & M., in the Town of Gardnerville, Douglas County, Nevada, and more particularly described by metes and bounds, as follows, to-wit:

BEGINNING at the Southeast corner of the parcel, on the Northerly side and right of way line of Eddy Street, in the town of Gardnerville, Douglas County, Nevada, said point of beginning being described as bearing North 10°16'20" West, a distance of 748.46 feet from the so called Dettling monument in the Town of Gardnerville; thence South 45°57' West along the fence line and Northerly side of Eddy Street, 92.60 feet to the Southwest Corner of the parcel; Thence North 45°31' West, along the fence line and westerly side of lot 140 feet to the Northwest corner of the parcel; thence North 46°09' East 92.60 feet to the Northeast corner of the parcel; thence South 45°31' East 139.67 feet to the place of beginning.

THE POINT OF BEGINNING is presumably the same as shown on Certificate of Title No. 15-811. All bearings were carried along from Main Street North 44°45' West, State Highway survey of 1936.

Surveyed by O. L. Hussman, February 1946.

EXCEPTING THEREFROM the parcel of land described in the Deed to Pete Borda et ux, recorded June 18, 1956, in Book C-1 Deeds, Page 84 and the parcel of land described in the Deed to Celestine Balda et ux, recorded February 20, 1968, in Book 57 Page 400 Official Records, Douglas County, Nevada.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on October 9, 2019, as Document No. 2019-936368 of Official Records.

Assessor's Parcel Number(s):
1320-33-402-023

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-33-402-023

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: \$310,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$310,000.00
 Real Property Transfer Tax Due: \$1,209.00

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 _____ Capacity Escrow
 Signature _____ Capacity _____

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

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

Print Name: Michel D. Balda and Tanya Balda
 Address: P.O. Box 395
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Deborah Ham
 Address: 1050 Lakeside Drive
 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. #: 120467-ARJ

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