

DOUGLAS COUNTY, NV  
RPTT:\$2570.10 Rec:\$40.00  
\$2,610.10 Pgs=4 11/16/2020 11:34 AM  
ETRCO  
KAREN ELLISON, RECORDER

APN#: 1318-24-411-008  
RPTT: \$2,570.10

Recording Requested By:  
Western Title Company

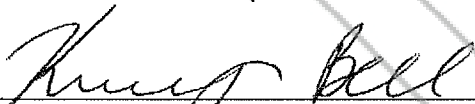
Escrow No.: 121391-ARJ

When Recorded Mail To:  
Jeff Ramsey and Marie Ramsey  
8852 Sunny Mead Ct  
Las Vegas, NV 89134

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

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**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,

Eric Acevedo, a single man

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

Jeff Ramsey and Marie Ramsey, Husband and Wife, as Joint Tenants, with Right of Survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Stateline, 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: 11/13/2020



Eric Acevedo

STATE OF NEVADA

COUNTY OF DOUGLAS

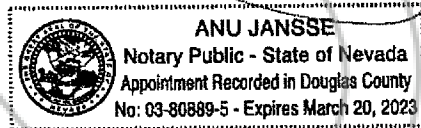
This instrument was acknowledged before me on

11/13/2020

By Eric Acevedo.



Notary Public



**EXHIBIT "A"**

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

**Parcel 1:**

**Lot 8 in Block D, as shown on the Official Plat of MANZANITA HEIGHTS, filed for record in the office of the County Recorder of Douglas County, Nevada on November 20, 1979 as Document No. 38934, Official Records.**

**Together with an undivided 1/15th interest in and to Lot A (Common Area), as shown on the Official Map of MANZANITA HEIGHTS, filed for record in the office of the County Recorder of Douglas County, Nevada, on November 20, 1979 as Document No. 38934, and Amended Map recorded October 28, 1985, in Book 1085, Page 2628, as Document No. 125839.**

**Parcel 2:**

**Together with a 20 foot wide access easement for ingress and egress purposes as granted by Kenneth C. Kjer, et ux in Document recorded October 2, 1979 in Book 1079, Page 192, Official Records of Douglas County, Nevada;**

**A 30 foot wide utility easement as granted by Kenneth C. Kjer, et ux, in document recorded October 2, 1979 in Book 1079, Page 194, Official Records of Douglas County, Nevada; and**

**A 5 foot wide slope easement as deeded by Kenneth C. Kjer, et ux, in document recorded August 28, 1979 in Book 879, Page 2107, Official Records of Douglas County, Nevada.**

**Assessor's Parcel Number(s):  
1318-24-411-008**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**  
a) 1318-24-411-008

2. **Type of Property:**

- |   |  |
|---|--|
| a) <input type="checkbox"/> Vacant Land             | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input checked="" type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex         |
| e) <input type="checkbox"/> Apt. Bldg               | f) <input type="checkbox"/> Comm'l/Ind'l     |
| g) <input type="checkbox"/> Agricultural            | h) <input type="checkbox"/> Mobile Home      |
| i) <input type="checkbox"/> Other _____             |  |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
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: \_\_\_\_\_

\$659,000.00

\$659,000.00

2,570.10

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 disallowance of any claimed exception, 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: Jeff Ramsey Capacity: ESCROW

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Eric Acevedo  
 Address: PO Box 38  
 City: Genoa  
 State: NV Zip: 89411

**BUYER (GRANTEE) INFORMATION**

Print Name: Jeff Ramsey and Marie Ramsey  
 Address: 8852 Sunny Mead Ct  
 City: Las Vegas  
 State: NV Zip: 89134

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 121391-ARJ  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410