

APN#: 1220-09-417-001
RPTT: \$3,705.00

DOUGLAS COUNTY, NV
RPTT:\$3705.00 Rec:\$40.00
\$3,745.00 Pgs=3 2020-956667
11/18/2020 03:03 PM
ETRCO
KAREN ELLISON, RECORDER

Recording Requested By:
Western Title Company
Escrow No.: 120221-ARJ

When Recorded Mail To:
Scott Oleary and Lisa Oleary
1210 Sierra Vista 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,

Greg Bodenstein and Kimberly Bodenstein, Husband and Wife as Community Property

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

Scott Oleary and Lisa Oleary, 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 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:

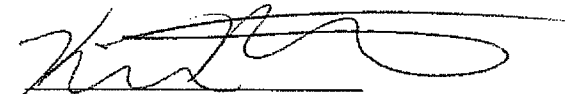
Lot 1 as shown on that Final Subdivision Map LDA # 97-008-8 for SILVERANCH PHASE 8, filed for record in the office of the Douglas County Recorder, State of Nevada, on May 7, 2004, in Book 504, at Page 2789 as File No. 612542, Official Records.

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

Dated: 11/07/2020



Greg Bodenstein



Kimberly Bodenstein

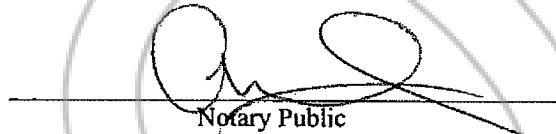
STATE OF NEVADA

COUNTY OF DOUGLAS

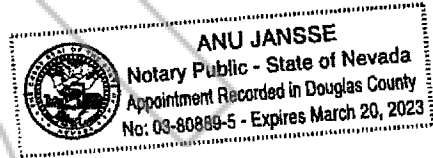
This instrument was acknowledged before me on

11/11/2020

By Greg Bodenstein.



Notary Public



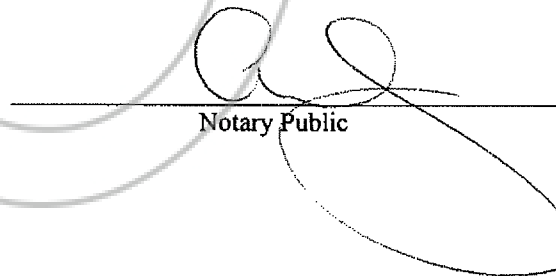
STATE OF NEVADA

COUNTY OF DOUGLAS

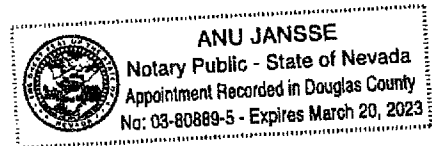
This instrument was acknowledged before me on

11/11/2020

By Kimberly Bodenstein.



Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-09-417-001

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: _____ _____ _____
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3. Total Value/Sales Price of Property:	\$950,000.00
Deed in Lieu of Foreclosure Only (value of property)	(
Transfer Tax Value:	\$950,000.00
Real Property Transfer Tax Due:	\$3,705.00

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 <u> <i>Kevin Bell</i> </u>	Capacity <u> <i>ESCROW</i> </u>
Signature _____	Capacity _____

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

Print Name: Greg Bodenstein and Kimberly Bodenstein

Address: 1352 US HWY 395 N Suite 114

City: Gardnerville

State: NV Zip: 89410

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

Print Name: Scott Oleary and Lisa Oleary

Address: 1210 Sierra Vista 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. #: 120221-ARJ