

DOUGLAS COUNTY, NV  
RPTT:\$936.00 Rec:\$40.00  
\$976.00 Pgs=3 11/19/2020 10:44 AM  
ETRCO  
KAREN ELLISON, RECORDER

APN#: 1220-21-110-004  
RPTT: \$936.00

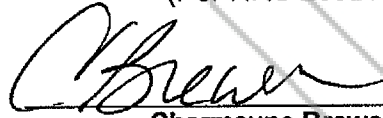
Recording Requested By:  
Western Title Company  
Escrow No.: 115810-CRB  
When Recorded Mail To:  
Amanda Elizabeth Bodenstein  
1264 Kyndal Way  
Gardnerville, NV 89460

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



Charmayne Brewer

Escrow Officer

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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,

J. Kirk Bodenstein and Irene M. Bodenstein, Trustees of the Bodenstein Family Trust, dated August 18, 2008 who erroneously acquired title as Jonathan K. Bodenstein and Irene M. Bodenstein, Trustees of The Bodenstein Family Trust, dated August 18, 2008

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

Amanda Elizabeth Bodenstein, a single 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 6, as set forth on the Final Map of TILLMAN ESTATES, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on April 12, 1994, in Book 494, at Page 2192, as Document No. 334956.

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

Dated: 11/16/2020

The Bodenstein Family Trust, dated August 18, 2008

Jonathan K. Bodenstein 11-13-20  
By Jonathan K. Bodenstein, Date  
Trustee J. Kirk  
CB

Irene M. Bodenstein 11-13-2020  
By Irene M. Bodenstein, Date  
Trustee

STATE OF Nevada } ss

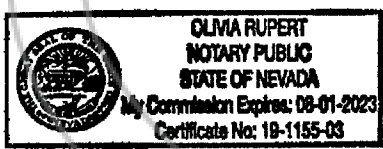
COUNTY OF Douglas

This instrument was acknowledged before me on

November 13, 2020

By J. Kirk CB  
~~Jonathan K. Bodenstein~~ and Irene M. Bodenstein.

[Signature]  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-21-110-004

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: \$ 240,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 240,000.00  
 Real Property Transfer Tax Due: \$ 936.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: % \_\_\_\_\_

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 *C. Brown* Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: The Bodenstein Family Trust, dated August 18, 2008  
 Address: 1095 Armarillo Drive  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: Amanda Elizabeth Bodenstein  
 Address: 1264 Kyndal Way  
 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 Esc. #: 115810-CRB  
 Address: Yerington Office  
215 W. Bridge St., Ste. 1  
 City/State/Zip: Yerington, NV 89447

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