

DOUGLAS COUNTY, NV
RPTT:\$2047.50 Rec:\$40.00
\$2,087.50 Pgs=3 11/30/2020 03:52 PM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1220-08-802-012
RPTT: \$2,047.50

Recording Requested By:
Western Title Company
Escrow No.: 121512-ARJ

When Recorded Mail To:
Stephen J. Chinetti
P.O. Box 2221
Stateline, NV 89449

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,

Sheila Dawn Byington, Trustee of The Sheila Dawn Byington Trust dated January 14, 2005

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

Stephen J. Chinetti, an unmarried man

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

That parcel of land located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 8, Township 12 North, Range 20 East, Mount Diablo Base and Meridian, Douglas County, Nevada, described as follows:

Parcel A as set forth on the Parcel Map for James D. Prosser and Joyce Ann Prosser, filed in the office of the County Recorder of Douglas County, State of Nevada on August 10, 1976, in Book 876, Page 440, as Document No. 02374.

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

Dated: 11/17/2020

The Sheila Dawn Byington Trust dated January 14, 2005

Sheila Dawn Byington
Sheila Dawn Byington, Trustee

STATE OF Utah

COUNTY OF Cache

} ss

This instrument was acknowledged before me on
November 20, 2020

By Sheila Dawn Byington.

Tyler Staton
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-08-802-012

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: \$525,000.00
 Deed in Lieu of Foreclosure Only(value of property) (_____)
 Transfer Tax Value: \$525,000.00
 Real Property Transfer Tax Due: \$2,047.50

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 ESOR
 Signature _____ Capacity _____

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

Print Name: Sheila Dawn Byington, Trustee of The
Sheila Dawn Byington Trust dated January
14, 2005
 Address: 1350 S 200 W
 City: Wellsville
 State: UT Zip: 84339

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

Print Name: Stephen J. Chinetti
 Address: P.O. Box 2221
 City: Stateline
 State: NV Zip: 89449

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. #: 121512-ARJ

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