

DOUGLAS COUNTY, NV  
RPTT:\$2925.00 Rec:\$40.00  
\$2,965.00 Pgs=4  
ETRCO  
KAREN ELLISON, RECORDER

**2020-957381**

12/01/2020 12:35 PM

APN#: 1219-10-001-013  
RPTT: \$2,925.00

Recording Requested By:  
Western Title Company

Escrow No.: 121185-SLA

When Recorded Mail To:

Gregory H. Garcia

PO Box 351


San Ramon, CA 94583

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



Sherry Ackermann

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,

Mark R. Duval, an unmarried man

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

Gregory H. Garcia, 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:

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: 11/18/2020

Grant, Bargain and Sale Deed – Page 2

Mark R. Duval 11/20/2020  
Mark R. Duval Date

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

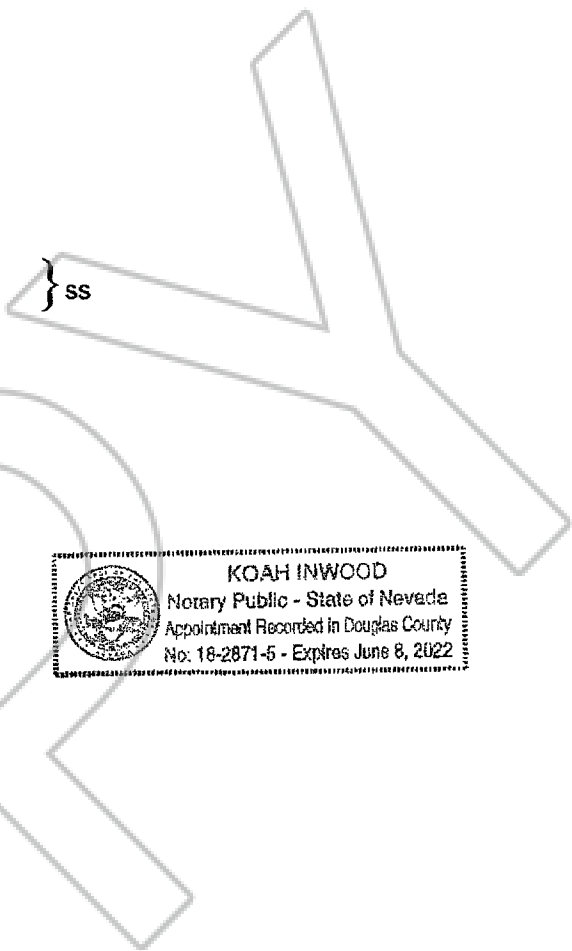
November 20, 2020

By Mark R. Duval.

[Signature]  
Notary Public



KOAH INWOOD  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No. 18-2871-5 - Expires June 8, 2022



**EXHIBIT "A"**

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

**That portion of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 19 East, M.D.B.&M., more particularly described as follows:**

**COMMENCING at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 19 East, M.D.B.&M., proceed thence South along the Section line common to Sections 9 and 10, a distance of 396 feet to the point of beginning; thence East along a line parallel to the Section line, a distance of 330 feet to a point; thence South, a distance of 132 feet to a point at the Southeast corner of said parcel; thence West a distance of 330 feet to a point on the Section line; thence North along said Section line 132 feet to the POINT OF BEGINNING.**

**EXCEPTING THEREFROM 25 feet for public road and utility purposes along the entire north boundary of said parcel.**

**Reference is hereby made to that certain Record of Survey Map for Edward and Josephine De Kort, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 17, 1990 in Book 490, Page 2325, as Document No. 224112 and by that certain Certificate of Amendment recorded on October 19, 1990 in Book 1090, Page 2950, as Document No. 237000, Official Records.**

**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 December 12, 2014, as Document No. 2014-854389 of Official Records.**

**Assessor's Parcel Number(s):  
1219-10-001-013**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1219-10-001-013

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b> NOTES: _____ _____ _____
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3. Total Value/Sales Price of Property: \$750,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$750,000.00  
 Real Property Transfer Tax Due: \$2,925.00

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 On Esc Capacity Escrow  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Mark R. Duval  
 Address: 1139 Autumn Hills Road  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: Gregory H. Garcia  
 Address: PO Box 351  
 City: San Ramon  
 State: CA Zip: 94583

**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. #: 121185-SLA