

APN#: 1320-33-220-001
RPTT: \$1,287.00

DOUGLAS COUNTY, NV
RPTT:\$1287.00 Rec:\$40.00
\$1,327.00 Pgs=4
12/07/2020 01:09 PM
ETRCO
KAREN ELLISON, RECORDER

Recording Requested By:
Western Title Company
Escrow No.: 122118-ARJ

When Recorded Mail To:
Eric J. Goss and Kathryn J. Goss
17263 Locust Ave
Patterson, CA 95363

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,

Kelse D. Woodrow, a single person

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

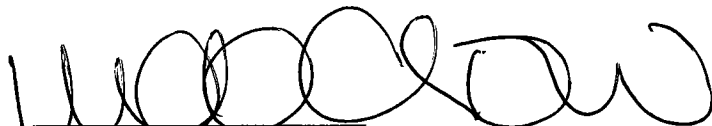
Eric J. Goss and Kathryn J. Goss, Husband and Wife as Joint Tenants with Right of Survivorship

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:

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: 11/21/2020


Kelse D. Woodrow


STATE OF NEVADA

COUNTY OF DOUGLAS

This instrument was acknowledged before me on

12/1/2020

By Kelse D. Woodrow.


Notary Public


ANU JANSSE
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80889-5 - Expires March 20, 2023

EXHIBIT "A"

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

Parcel 1:

Unit No. 1, of Building 6, as shown on the FINAL SUBDIVISION MAP LDA 15-020, ESPLANADE AT THE RANCH, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 7, 2017, as Document No. 2017-906665, Official Records, and Amended by Certificate of Amendment recorded November 9, 2017, as Document No. 2017-906767, Official Records.

Parcel 2:

An undivided 1/41st interest as a tenant in common in the common elements. An exclusive right to use that portion of the Common Elements designated as Limited Common Elements on the Final Map, as granted in the Declaration of Covenants, Conditions and Restrictions for Esplanade at the Ranch Community Association filed for record in the office of the Douglas County Recorder, State of Nevada, on September 8, 2017 as Document No. 2017-903815, Official Records.

**Assessor's Parcel Number(s):
1320-33-220-001**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-33-220-001

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: _____

3. Total Value/Sales Price of Property: \$330,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$330,000.00
 Real Property Transfer Tax Due: \$1,287.00

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 _____ Capacity Escrow
 Signature _____ Capacity _____

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

Print Name: Kelse D. Woodrow
 Address: 1256 Concho Trail 1
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: Eric J. Goss and Kathryn J. Goss
 Address: 17263 Locust Ave
 City: Patterson
 State: CA Zip: 95363

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. #: 122118-ARJ

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