

DOUGLAS COUNTY, NV

2020-958360

RPTT:\$540.15 Rec:\$40.00

\$580.15 Pgs=3

12/17/2020 12:25 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1320-32-611-010

RPTT: \$540.15

Recording Requested By:

Western Title Company

Escrow No.: 120172-CRF

When Recorded Mail To:

Roby Safford and

Amanda Safford

15360 Cherrywood Drive

Reno, NV 89511

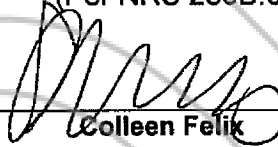
Mail Tax Statements to: (deeds only)

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



Colleen Felix

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,

GRAC, LLC, a Nevada Limited Liability Company

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

Roby Safford and Amanda Safford, husband and wife, as joint tenants

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:

Lot 4, as shown on the map of WILDROSE SUBDIVISION, PLAT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on October 28, 1964, as Document No. 26425.

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

Dated: 12/16/2020

GRAC, LLC, a Nevada Limited Liability Company

[Signature]
By: Roby Safford

[Signature]
By: Amanda Safford

STATE OF NEVADA
COUNTY OF WASHOE } ss

This instrument was acknowledged before me on
12-16-2020

By Roby Safford and Amanda Safford

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-32-611-010

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: \$138,366.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$138,366.00
 Real Property Transfer Tax Due: \$540.15

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 [Signature] Capacity GRANTOR
 Signature [Signature] Capacity GRANTEE

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

Print Name: GRAC, LLC, a Nevada Limited Liability Company
 Address: 15360 Cherrywood Drive
 City: Reno
 State: NV Zip: 89511

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

Print Name: Roby Safford and Amanda Safford
 Address: 15360 Cherrywood Drive
 City: Reno
 State: NV Zip: 89511

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: South Kietzke Branch
5470 Kietzke Ln., Ste. 230
 City/State/Zip: Reno, NV 89511

Esc. #: 120172-CRF