

DOUGLAS COUNTY, NV **2020-959015**
RPTT:\$1677.00 Rec:\$40.00
\$1,717.00 Pgs=4 12/28/2020 01:12 PM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1220-16-210-035
RPTT: \$1,677.00

Recording Requested By:
Western Title Company
Escrow No.: 122804-KDJ
When Recorded Mail To:

Alfred H. Sotomayor and Felicia
Sotomayor
1292 Franklin Lane
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


Kayla Jacobsen

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,

Ronald E. Edeal, Trustee of The Edeal Family Trust dated June 1, 2015

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

Alfred H. Sotomayor and Felicia Sotomayor, husband and wife as community property with rights 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:

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

Lot 3 in Block A, as said lot and block are shown on that certain map entitled AMENDED MAP OF RANCHOS ESTATES, filed for record on October 30, 1972, in Book 1072, Page 642, as Document No. 62493.

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

Dated: 12/11/2020

Grant, Bargain and Sale Deed – Page 2

The Edeal Family Trust dated June 1, 2015

Ronald E. Edeal Trustee
By Ronald E. Edeal, Trustee Date 12/17/2020

STATE OF _____

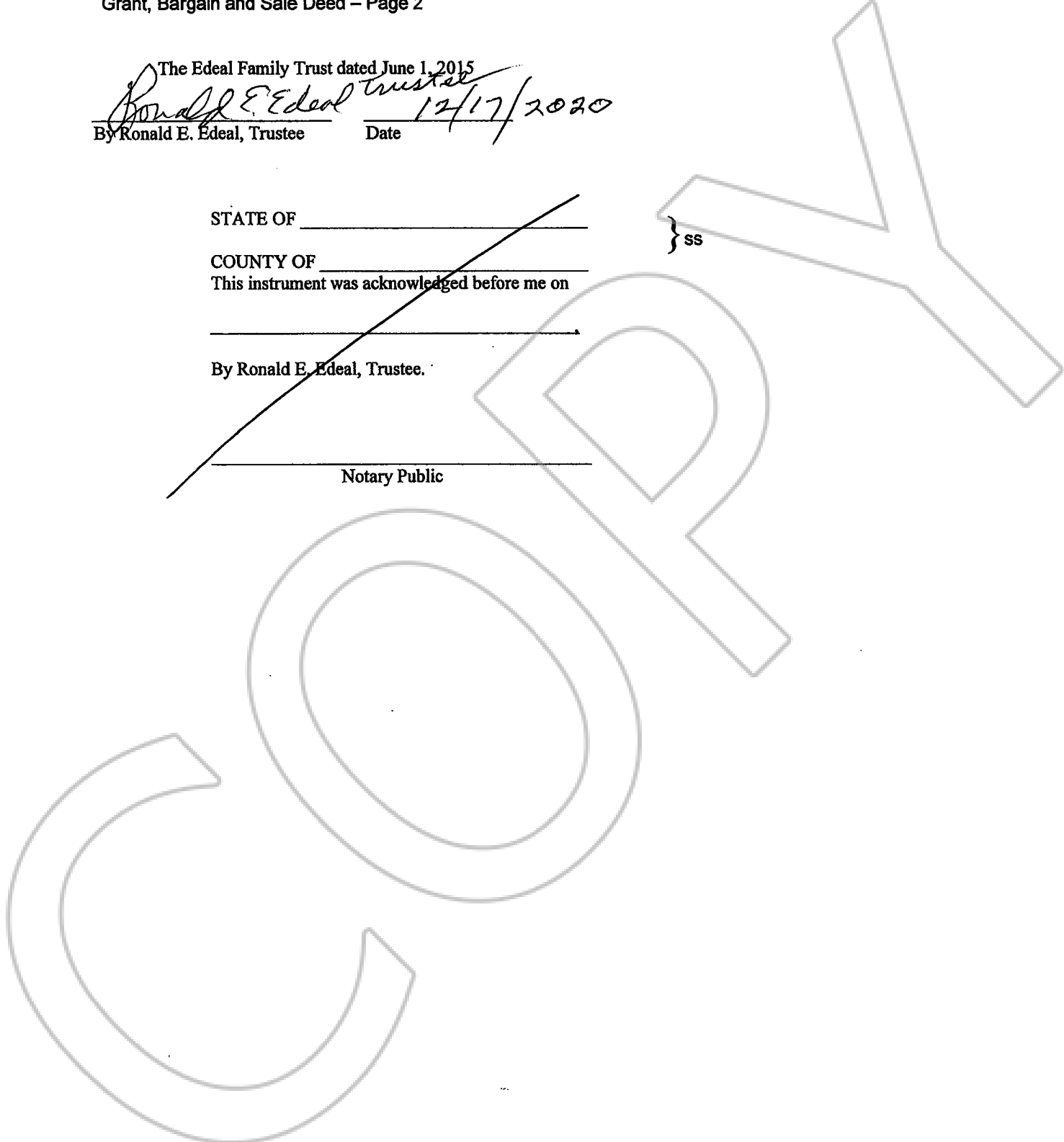
COUNTY OF _____

This instrument was acknowledged before me on

By Ronald E. Edeal, Trustee.

Notary Public

} ss



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

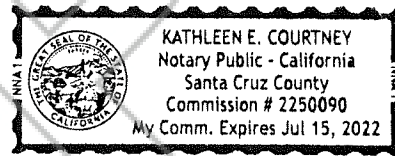
County of Santa Cruz

On 12/17/2020 before me, Kathleen E. Courtney, Notary Public, personally appeared Ronald E. Edeal

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL.

Kathleen E. Courtney
Signature of Notary Public



(Notary Seal)

OPTIONAL INFORMATION

The acknowledgment contained within this document is in accordance with California law. Any certificate of acknowledgement performed within the State of California shall use the preceding wording pursuant to Civil Code section 1189. An acknowledgment cannot be affixed to a document sent by mail or otherwise delivered to a notary public, including electronic means, whereby the signer did not personally appear before the notary public, even if the signer is known by the notary public. In addition, the correct notarial wording can only be signed and sealed by a notary public. The seal and signature cannot be affixed to a document without the correct notarial wording.

DESCRIPTION OF ATTACHED DOCUMENT

Grant Bargain and Sale of Deed
(Title of document)
Number of Pages _____ (Including acknowledgment)
Document Date _____

CAPACITY CLAIMED BY SIGNER

Individual
 Corporate Officer
 Partner
 Attorney-In-Fact
 Trustee
 Other: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-16-210-035

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: \$430,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$430,000.00
 Real Property Transfer Tax Due: \$1,677.00

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 [Handwritten Signature] Capacity ESROW
 Signature _____ Capacity _____

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

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

Print Name: The Edeal Family Trust dated June 1, 2015
 Address: 1292 Franklin Lane
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Alfred H. Sotomayor and Felicia Sotomayor
 Address: 1292 Franklin Lane
 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. #: 122804-KDJ

Address: Carson Office
2310 S. Carson St, Suite 5A

City/State/Zip: Carson City, NV 89701

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