

APN#: 1220-21-510-077

RPTT: \$1,521.00

DOUGLAS COUNTY, NV  
RPTT:\$1521.00 Rec:\$40.00  
\$1,561.00 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

2021-959344

01/04/2021 12:01 PM

Recording Requested By:

Western Title Company

Escrow No.: 122713-WLD

When Recorded Mail To:

Kevin Kephart

135 Avis Street

Arroyo Grande, CA 93420

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



Wendy Dunbar

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,

Michael James Roeser and Terri Steik Roeser, husband and wife as joint tenants

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

Kevin Kephart, a married man as his sole and separate property

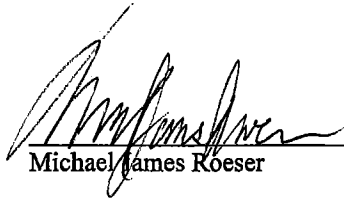
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

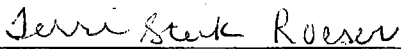
All that real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 314 as shown on the Official Map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512, Official Records.

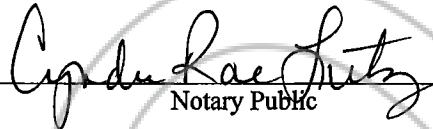
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

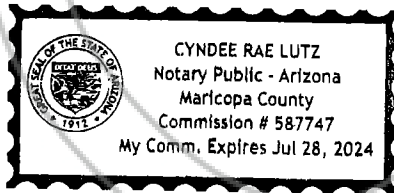
Dated: 12/28/2020

  
\_\_\_\_\_  
Michael James Roeser

  
\_\_\_\_\_  
Terri Steik Roeser

STATE OF Arizona } ss  
COUNTY OF Maricopa  
This instrument was acknowledged before me on  
December 28, 2020 By Michael James Roeser and Terri  
Steik Roeser.

  
\_\_\_\_\_  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-21-510-077

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: \$390,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$390,000.00  
 Real Property Transfer Tax Due: \$1,521.00

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 [Signature] Capacity SELLER  
 Signature Terri Steik Roeser Capacity SELLER

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

Print Name: Michael James Roeser and Terri Steik Roeser  
 Address: 7111 E. Sienna Bouquet Pl  
 City: Scottsdale  
 State: AZ Zip: 85266

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

Print Name: Kevin Kephart  
 Address: 135 Avis Street  
 City: Arroyo Grande  
 State: CA Zip: 93420

**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. #: 122713-WLD