

DOUGLAS COUNTY, NV
RPTT:\$1170.00 Rec:\$40.00
\$1,210.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2021-960811

01/27/2021 04:03 PM

APN# : 1221-05-002-008
RPTT: 1,170.00

Recording Requested By:
Western Title Company
Escrow No.: 122793-MIF

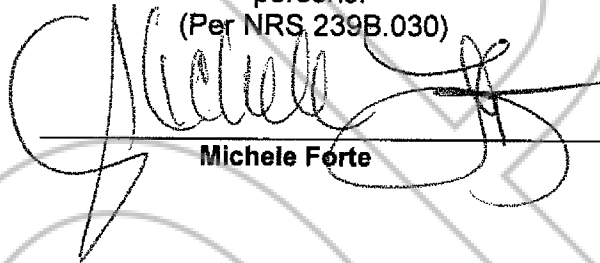
When Recorded Mail To:
Gina O'Connor
2640 Hoffman Rd
Olivehurst, CA 95961

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



Michele Forte

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,

William E. Ellis, a widower

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

Gina O'Connor, an unmarried woman

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 55 as shown on the Official Map of FISH SPRINGS ESTATES, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on August 30, 1973, in Book 873, Page 1006 as Document No. 68451, 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: 01/20/2021

Grant, Bargain and Sale Deed -- Page 2

William E. Ellis
William E. Ellis

1/26/21
Date

STATE OF Nevada

COUNTY OF Douglas



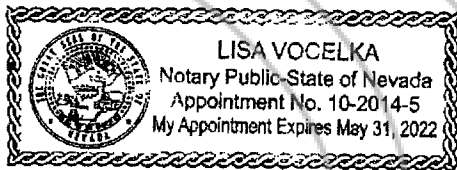
} ss

This instrument was acknowledged before me on

1/26/21

By William E. Ellis

Lisa Voelka
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1221-05-002-008

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: \$300,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$300,000.00
 Real Property Transfer Tax Due: 1,170.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: % _____

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 William Ellis Capacity Seller / Grantor
 Signature _____ Capacity _____

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

Print Name: William E. Ellis
 Address: 1264 Manly Ln.
 City: Georgetown
 State: NV Zip: 89410

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

Print Name: Gina O'Connor
 Address: 2640 Hoffman Rd
 City: Olivehurst
 State: CA Zip: 95961

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. #: 122793-MIF