

DOUGLAS COUNTY, NV

**2021-960966**

RPTT:\$663.00 Rec:\$40.00

\$703.00 Pgs=3

01/29/2021 02:20 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1220-04-114-021

RPTT: \$663.00

**Recording Requested By:**

Western Title Company

**Escrow No.: 124437-WLD**

**When Recorded Mail To:**

James Ursua

1358 Kingslane Ct.

Gardnerville, NV 89410

**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

\_\_\_\_\_  
**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,

Susan L. Peacock, an unmarried woman

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

James Ursua, a single man


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 City of GARDNERVILLE, County of Douglas, State of Nevada, described as follows:

Lot 87, as shown on the plat of KINGSLANE UNIT NO. 3A, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on November 5, 1976, as File No. 04483, said Plat was amended by Certificate of Amendment recorded December 2, 1976, as File No. 05025.

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

Dated: 01/28/2021

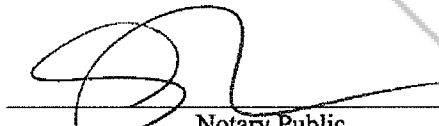
  
\_\_\_\_\_  
Susan L. Peacock


STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on January 28, 2021 By Susan L. Peacock.

} ss

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

 WENDY DUNBAR  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 02-79065-5 - Expires Dec. 16, 2022

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**  
a) 1220-04-114-021

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:**

a. Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \_\_\_\_\_  
 Real Property Transfer Tax Due: \_\_\_\_\_

\$170,000.00

\$170,000.00

\$663.00

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 disallowance of any claimed exception, 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 Agent

Signature: \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)  
 Print Name: Susan L. Peacock  
 Address: 939 Meadowview Road  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: James Ursua  
 Address: 1358 Kingslane Ct.  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 124437-WLD  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410