

DOUGLAS COUNTY, NV

2021-961438

RPTT:\$195.00 Rec:\$40.00

\$235.00 Pgs=3

02/05/2021 10:23 AM

ETRCO

KAREN ELLISON, RECORDER

APN# : 0923-17-000-018

RPTT: \$195.00

Recording Requested By:

Western Title Company

Escrow No.: 122693-AMG

When Recorded Mail To:

Chris Byers and Charito

Schinzing Byers

2 Rue Ranch Rd.

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



Amy Gutierrez

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,

Roger W. Holcombe, a married man as sole and separate property

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

Chris Byers and Charito Schinzing Byers, husband and wife as joint tenants with right 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:

The Southeast 1/4 of the Southeast 1/4 of Section 17, Township 9 North, Range 23 East, M.D.B. & M.

RESERVING THEREFROM an easement for road and public utility purposes to be used in common with others over the North and West 10 feet thereof, and over the East and South 20 feet thereof.

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

Dated: 01/27/2021

Grant, Bargain and Sale Deed – Page 2

Roger W. Holcombe 2-4-21
Roger W. Holcombe Date

STATE OF Nevada

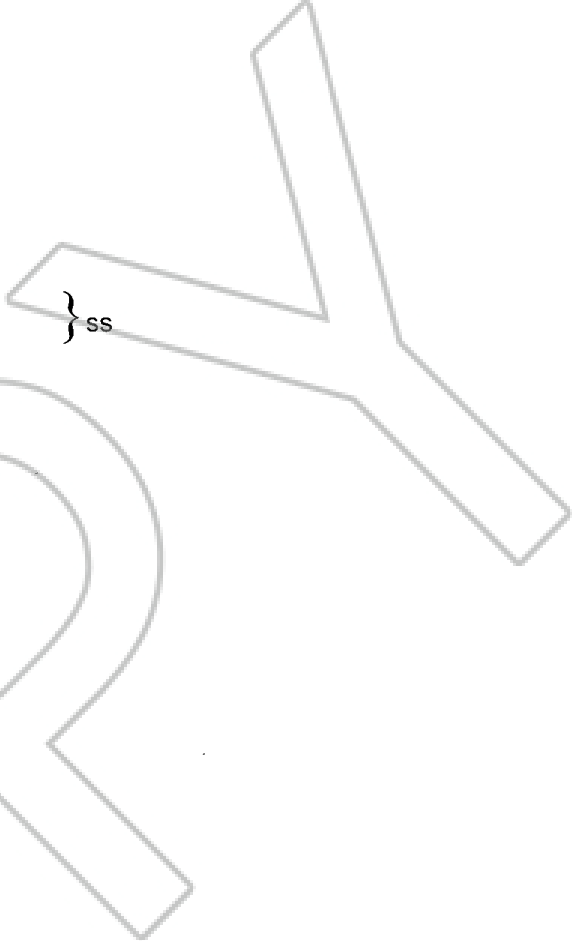
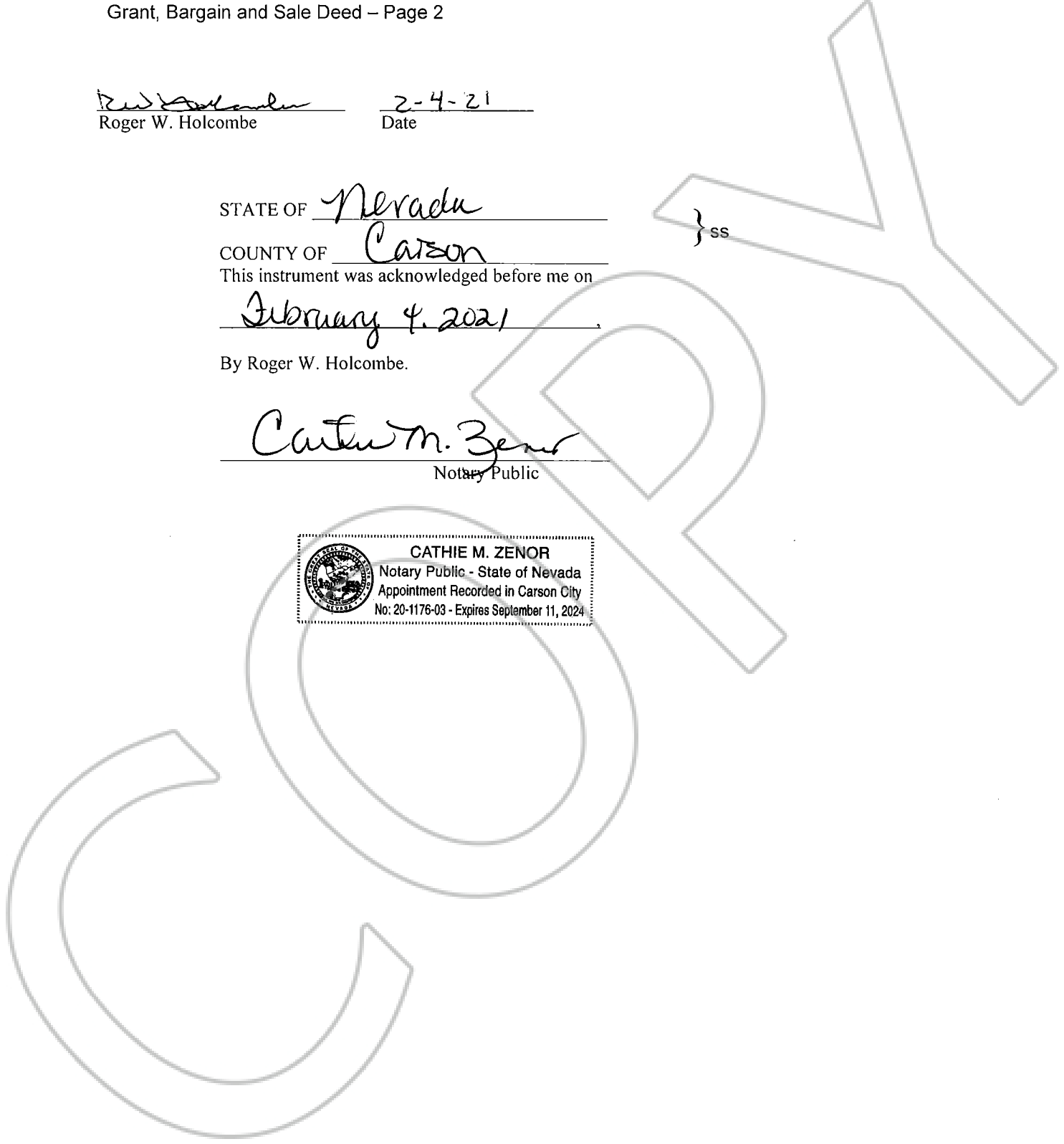
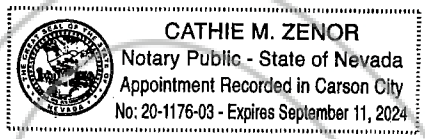
COUNTY OF Carson

This instrument was acknowledged before me on

February 4, 2021

By Roger W. Holcombe.

Cathie M. Zenor
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 0923-17-000-018

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: _____ _____ _____
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3. Total Value/Sales Price of Property: \$50,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$50,000.00
 Real Property Transfer Tax Due: \$195.00

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 *A Claypool* Capacity *agent*
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Roger W. Holcombe
 Address: 3 Rue Ranch Rd
 City: Gardnerville
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Chris Byers and Charito Schinzing Byers
 Address: 2 Rue Ranch Rd
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Carson Office
2310 S. Carson St, Suite 5A
 City/State/Zip: Carson City, NV 89701

Esc. #: 122693-AMG