

DOUGLAS COUNTY, NV **2021-961886**  
RPTT:\$1439.10 Rec:\$40.00  
\$1,479.10 Pgs=4 02/12/2021 12:57 PM  
ETRCO  
KAREN ELLISON, RECORDER

APN# : 1220-21-810-042  
RPTT: \$1,439.10

Recording Requested By:  
Western Title Company  
Escrow No.: 124047-KDJ  
When Recorded Mail To:

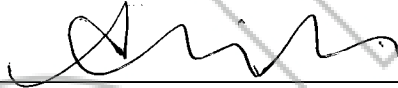
Cody John Blue and Victoria  
Ashley Blue  
653 Joette Drive  
Gardnerville NV 89460

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,

Mark E. Edmonds and Laura L. Edmonds, husband and wife as joint tenants

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

Cody John Blue and Victoria Ashley Blue, husband and wife as joint tenants

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 49, as shown on the map of GARDNERVILLE RANCHOS UNIT NO.7, filed for record in the office of the County Recorder of Douglas County, Nevada on March 27, 1974, in Book 374, Page 676, as Document No. 72456, 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: 02/01/2021

Signed in counterpart  
Mark E. Edmonds \_\_\_\_\_ Date

Laura L. Edmonds 2/9/21  
Laura L. Edmonds \_\_\_\_\_ Date


STATE OF Nevada } ss

COUNTY OF Carson City  
This instrument was acknowledged before me on

Feb. 9, 2021

By ~~Mark E. Edmonds~~ and Laura L. Edmonds.

Alicia Wilson  
Notary Public

 ALICIA WILSON  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
No: 18-3207-3 - Expires July 11, 2022

Grant, Bargain and Sale Deed - Page 2

[Signature]  
Mark E. Edmonds

2.11.2021  
Date

XXXXXXXXXX  
Laura L. Edmonds

XXXX  
Date

STATE OF Nevada

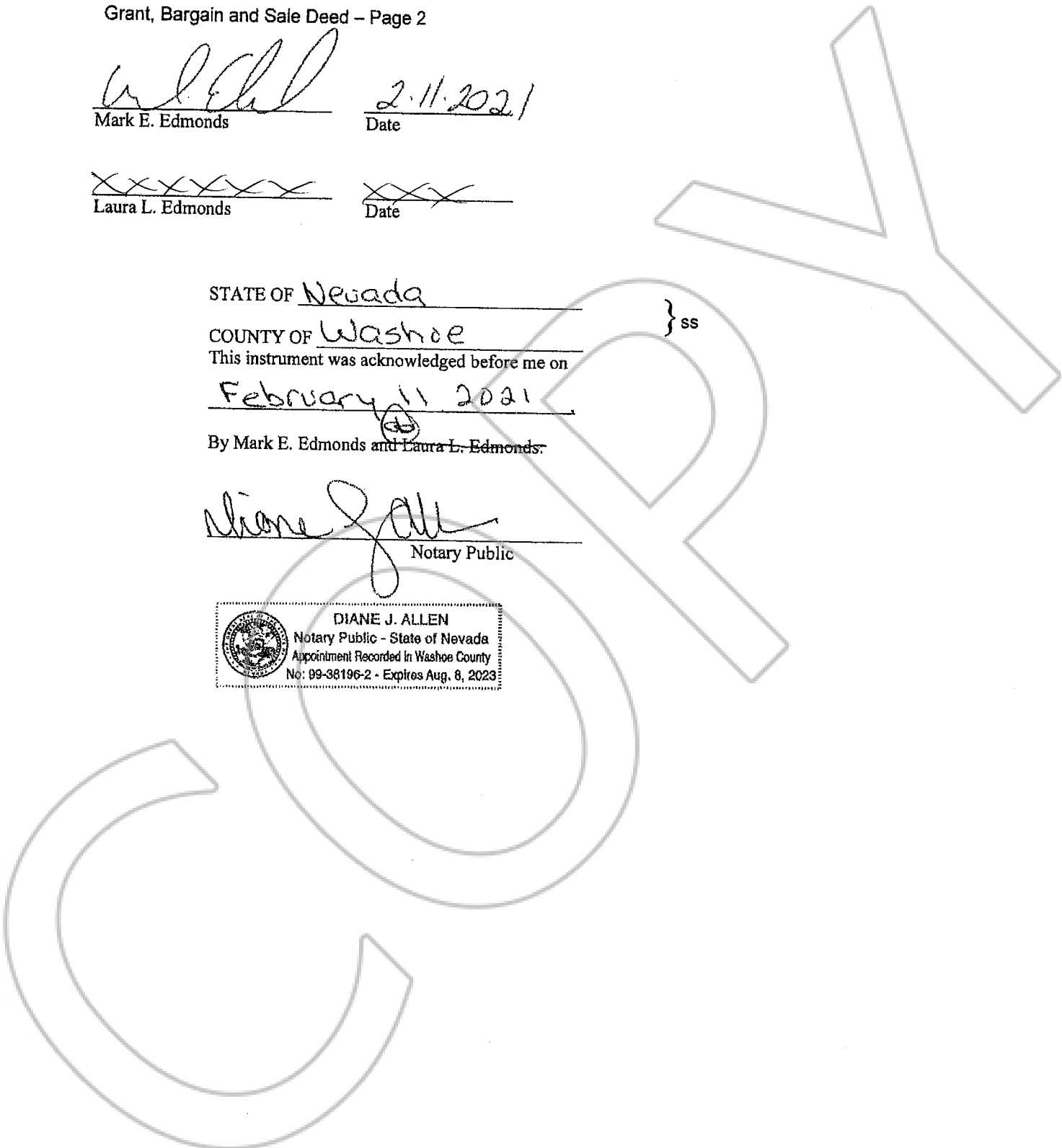
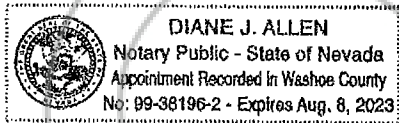
COUNTY OF Washoe } ss

This instrument was acknowledged before me on

February 11 2021

By Mark E. Edmonds and ~~Laura L. Edmonds~~

[Signature]  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-21-810-042

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: \$369,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$369,000.00  
 Real Property Transfer Tax Due: \$1,439.10

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 *[Signature]* Capacity Escrow  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Mark E. Edmonds and Laura L. Edmonds  
 Address: 653 Joette Drive  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Cody John Blue and Victoria Ashley Blue  
 Address: 653 Joette Drive  
 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  
 Address: Carson Office  
 2310 S. Carson St, Suite 5A  
 City/State/Zip: Carson City, NV 89701

Esc. #: 124047-KDJ