

DOUGLAS COUNTY, NV

2021-961902

RPTT:\$858.00 Rec:\$40.00

\$898.00 Pgs=4

02/12/2021 01:20 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1420-07-310-051

RPTT: \$858.00

Recording Requested By:

Western Title Company

Escrow No.: 122328-AMG

When Recorded Mail To:

Rafael Alamilla Garduno

915 Garnet Ct

Carson City, NV 89705

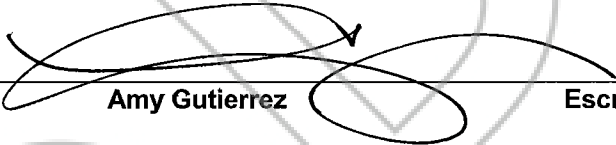
Mail Tax Statements to: (deeds only)

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,

James M. Edmonds as Trustees of the JG Gordon Family Trust dated April 23, 2010

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

Rafael Alamilla Garduno, 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 Carson City, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 02/10/2021

the JG Gordon Family Trust dated April 23, 2010

J.M.E. 2/11/21
By James M Edmonds, Date
Trustee

STATE OF Nevada

COUNTY OF Carson City

This instrument was acknowledged before me on

2/11/21

By James M Edmonds, Trustee.

[Signature]
Notary Public

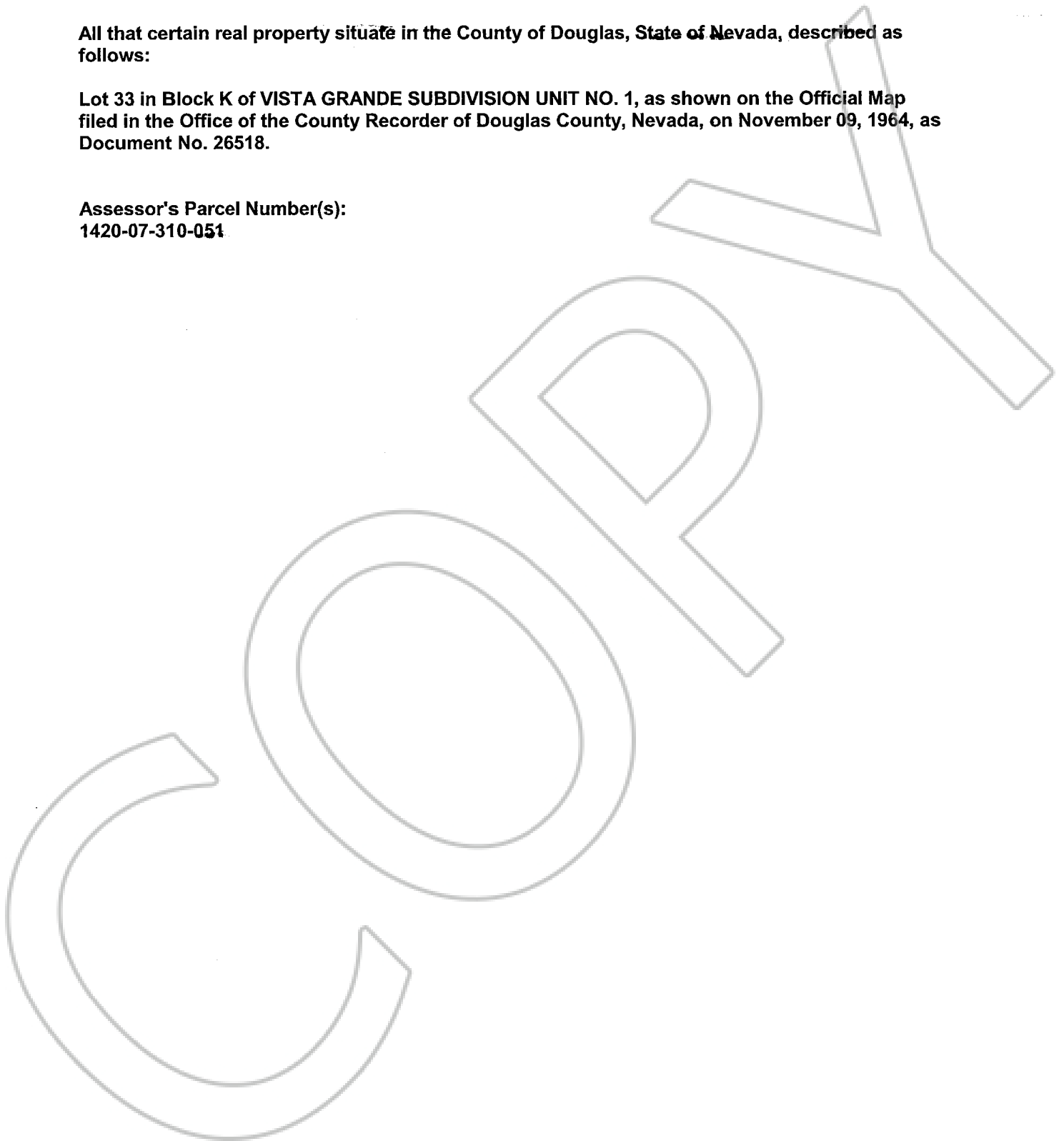


EXHIBIT "A"

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

Lot 33 in Block K of VISTA GRANDE SUBDIVISION UNIT NO. 1, as shown on the Official Map filed in the Office of the County Recorder of Douglas County, Nevada, on November 09, 1964, as Document No. 26518.

**Assessor's Parcel Number(s):
1420-07-310-051**



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-07-310-051

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: \$220,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$220,000.00
 Real Property Transfer Tax Due: \$858.00

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 *A. Claypool* Capacity Agent
 Signature _____ Capacity _____

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

Print Name: the JG Gordon Family Trust dated April 23, 2010
 Address: PO Box 20221
 City: Carson City
 State: NV Zip: 89721

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

Print Name: Rafael Alamilla Garduno
 Address: 915 Garnet Ct
 City: Carson City
 State: NV Zip: 89705

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. #: 122328-AMG

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)