

DOUGLAS COUNTY, NV

2021-964985

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

04/06/2021 04:01 PM

ETRCO

KAREN ELLISON, RECORDER

E05

APN# : 1420-07-215-002

RPTT: \$-0-

Recording Requested By:

Western Title Company

Escrow No. 119482-MLM

When Recorded Mail To:

Kevin Mortensen

3512 Tourmaline Dr.

Carson City, NV 89705

Mail Tax Statements to: (deeds only)

Same as Above

(space above for Recorder's use only)

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



Lynn Moore

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

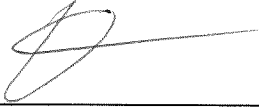
THIS INDENTURE WITNESSETH: That Katie E. Mortensen, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Kevin Mortensen, a married man as his sole and separate property all that real property situated in the City of Carson City, County of Douglas, State of Nevada described as follows:

See attached Exhibit A

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

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: 03/31/2021



Katie E. Mortensen

STATE OF Nevada

COUNTY OF Washoe

} ss

This instrument was acknowledged before me on

April
by Katie E. Mortensen.



Notary Public


 **LYNN MOORE**
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 97-0433-2 - Expires March 2, 2025

EXHIBIT "A"

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

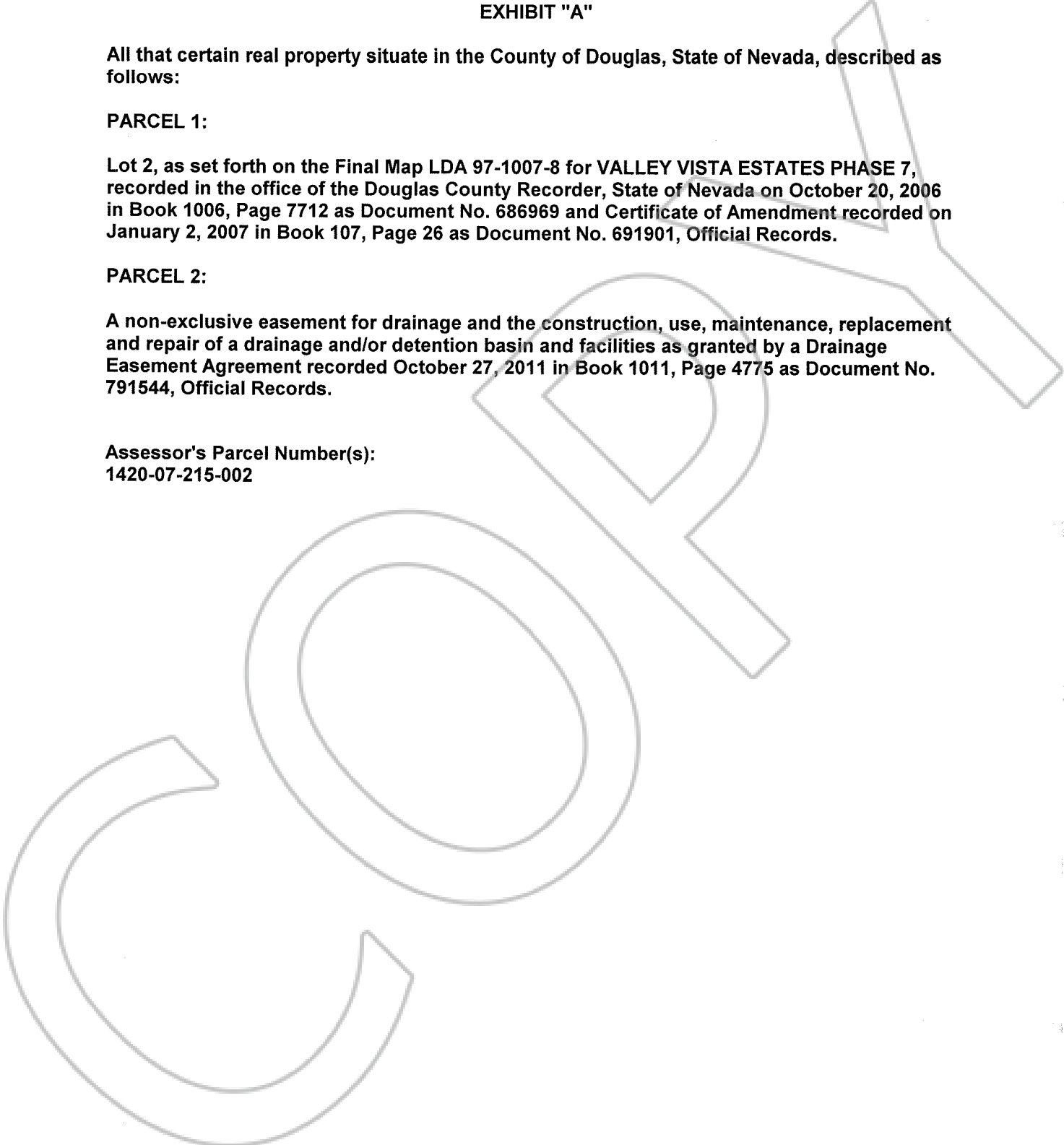
PARCEL 1:

Lot 2, as set forth on the Final Map LDA 97-1007-8 for VALLEY VISTA ESTATES PHASE 7, recorded in the office of the Douglas County Recorder, State of Nevada on October 20, 2006 in Book 1006, Page 7712 as Document No. 686969 and Certificate of Amendment recorded on January 2, 2007 in Book 107, Page 26 as Document No. 691901, Official Records.

PARCEL 2:

A non-exclusive easement for drainage and the construction, use, maintenance, replacement and repair of a drainage and/or detention basin and facilities as granted by a Drainage Easement Agreement recorded October 27, 2011 in Book 1011, Page 4775 as Document No. 791544, Official Records.

**Assessor's Parcel Number(s):
1420-07-215-002**



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-07-215-002

2. Type of Property:
 a) Vacant Land
 c) Condo/Twnhse
 e) Apt. Bldg
 g) Agricultural
 i) Other _____
 b) Single Fam. Res.
 d) 2-4 Plex
 f) Comm'l/Ind'l
 h) Mobile Home

FOR RECORDERS OPTIONAL USE ONLY
 NOTES: _____

3. Total Value/Sales Price of Property: \$0
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Wife deeding off without consideration

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 _____ Capacity Grantor
 Signature _____ Capacity Grantee

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

Print Name: Katie E. Mortensen
 Address: 3512 Tourmaline Drive
 City: Carson City
 State: NV Zip: 89705

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

Print Name: Kevin Mortensen
 Address: 3512 Tourmaline Drive
 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: Kietzke Office
 5390 Kietzke Ln Suite 101
 City/State/Zip: Reno, NV 89511

Esc. #: 119482-MLM

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