

DOUGLAS COUNTY, NV

2024-1009468

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=7

06/26/2024 09:14 AM

TOIYABE TITLE

SHAWNYNE GARREN, RECORDER

E03

APN# 1220-04-516-016

Recording Requested by/Mail to:

Name: Toiyabe Title

Address: 1625 NV-88, Ste 407

City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: Jerry Waggoner and Debra K. Waggoner

Address: 6515 Copper Mountain Dr.

City/State/Zip: Carson City, NV 89701

Re-Recording Document No. 2024-1009310

Title of Document (required)

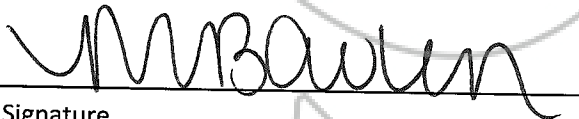
Please complete the Affirmation Statement below:

The undersigned hereby affirms that the document submitted for recording DOES contain personal information as required by law: (check applicable)

- Affidavit of Death** – NRS 440.380 (1)(A) & NRS 40.525 (5)
- Military Discharge** – NRS 419.020 (2)
- Other NRS** _____ (state specific law)

-OR-

I, the undersigned hereby affirm the attached document, including any exhibits, hereby submitted for recording does NOT contain the personal information of any person(s). (Per NRS 239B.030)



Signature

Miranda Bowlen, Escrow Officer

Printed Name

This document is being (re-)recorded to correct document # 2024-1009310, and is correcting original recording was missing signature/notary page

APN: 1220-04-516-016

RPTT: 1,002.30

Escrow No.: TTL-24-5538

When recorded return to:

Jerry Waggoner and Debra K. Waggoner

6515 Copper Mountain Dr.

Carson City, NV 89701

Mail Tax Statement to:

Grantee same as above

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That *Genevieve Eckart, an unmarried woman*

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to *Jerry Waggoner and Debra K. Waggoner, husband and wife as joint tenants with right of survivorship,*

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

See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining

Signature continues on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. TTL-24-5538
Page Two

Witness my hand(s) this 21st day of June, 2024.

Genevieve Eckart
Genevieve Eckart

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on this 21st day of June, 2024, by
Genevieve Eckart.

M. Bowlen
NOTARY PUBLIC

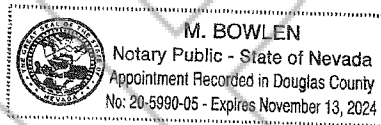
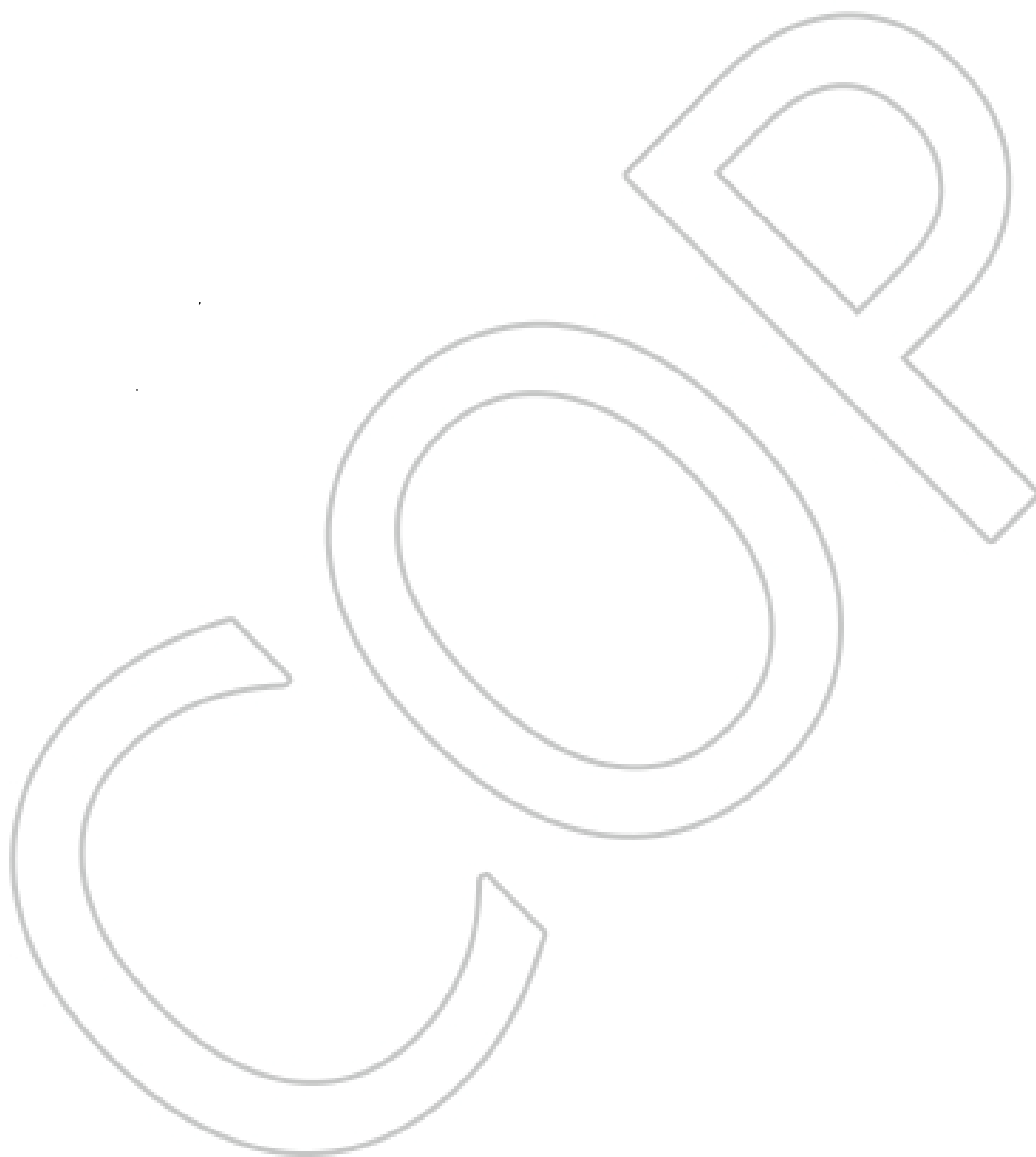


Exhibit "A"

Lot 24, of EL DORADO VILLAGE UNIT NO. I. according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 14, 1973, in Book 1273, Page 352, as Document No. 70678.

Together with an undivided interest in and to the whole of the common area designated as common areas of said subdivision.



DOUGLAS COUNTY, NV
RPTT:\$1002.30 Rec:\$40.00
\$1,042.30 Pgs=2
TOIYABE TITLE
SHAWNYNE GARREN, RECORDER

2024-1009310

06/21/2024 02:25 PM

APN: 1220-04-516-016

RPTT: 1,002.30

Escrow No.: TTL-24-5538

When recorded return to:

Jerry Waggoner and Debra K. Waggoner

6515 Copper Mountain Dr.

Carson City, NV 89701

Mail Tax Statement to:

Grantee same as above

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That *Genevieve Eckart, an unmarried woman*

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to *Jerry Waggoner and Debra K. Waggoner, husband and wife as joint tenants with right of survivorship,*

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

See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining

Signature continues on Page 2.

RECORDED ELECTRONICALLY
2024-
ID 1009310 County Douglas
Date 10/21/24 Time 2:25pm

APN: 1220-04-516-016

RPTT: 1,002.30

Escrow No.: TTL-24-5538

When recorded return to:

Jerry Waggoner and Debra K. Waggoner

6515 Copper Mountain Dr.

Carson City, NV 89701

Mail Tax Statement to:

Grantee same as above

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That **Genevieve Eckart, an unmarried woman**

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to **Jerry Waggoner and Debra K. Waggoner, husband and wife as joint tenants with right of survivorship,**

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

See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining

Signature continues on Page 2.

Exhibit "A"

Lot 24, of EL DORADO VILLAGE UNIT NO. I. according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 14, 1973, in Book 1273, Page 352, as Document No. 70678.

Together with an undivided interest in and to the whole of the common area designated as common areas of said subdivision.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-04-516-016
 b) _____
 c) _____
 d) _____

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

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument No.: _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sale Price of Property: \$0.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$0.00
 d. Real Property Transfer Tax Due: \$0.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 3
 b. Explain Reason for Exemption: Re-recording document # 2024-1009310, original document was missing the signature and notary page. We are adding those pages in

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: M. Bowler Capacity: Escrow Officer
 Signature: _____ Capacity: _____

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

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

Print Name: Genevieve Eckart
 Address: 4220 Bosler Way
 City: Wellington
 State: NV Zip: 89444

Print Name: Jerry Waggoner and Debra K. Waggoner
 Address: 6515 Copper Mountain Drive
 City: Carson City
 State: NV Zip: 89701

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Toiyabe Title, LLC Esc. #: TTL-24-5538
 Address: 1625 Nevada 88, Suite 407
 City: Minden State: NV Zip: 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED