

DOUGLAS COUNTY, NV **2024-1010203**
RPTT:\$2808.00 Rec:\$40.00
\$2,848.00 Pgs=3 **07/19/2024 10:18 AM**
CORE TITLE GROUP, LLC (N. NV)
SHAWNYNE GARREN, RECORDER

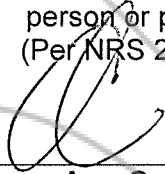
APN# : 1420-07-117-005
RPTT: \$2,808.00

Recording Requested By:
Core Title Group LLC
Escrow No.: 277CNV-AMG
When Recorded Mail To:
Shirley A. Robinson and Karyl L.
Coulson
860 Valley Crest Dr
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,

Rachel Neitzke, a single woman and Carol Wolff, an unmarried woman

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

Shirley A. Robinson, an unmarried woman and Karyl L. Coulson, a single woman 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 Carson City, County of Douglas State of Nevada bounded and described as follows:

The land referred to herein is situated in the State of Nevada, County of Douglas described as follows:

Lot J3, as shown on the Final Map of VALLEY VISTA ESTATES PHASE 5, filed for record in the office of the Douglas County Recorder, State of Nevada, on September 24, 2001, in Book 901 at Page 5362, as Document No. 523333, 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: 07/03/2024

Rachel Neitzke
Rachel Neitzke

7/15/24
Date

Carol Wolff
Carol Wolff

7/15/24
Date

STATE OF Nevada

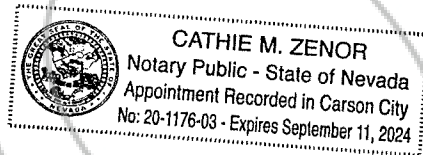
COUNTY OF Carson City

} ss

This instrument was acknowledged before me on
July 15, 2024

By Rachel Neitzke and Carol Wolff.

Cathie M. Zenor
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-07-117-005

2. Type of Property:
a) Vacant Land b) X 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: \$720,000.00
Deed in Lieu of Foreclosure Only (value of property) (_____
Transfer Tax Value: \$720,000.00
Real Property Transfer Tax Due: \$2,808.00

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

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

**BUYER (GRANTEE)

(REQUIRED)**

Print Name: Rachel Neitzke and Carol Wolff
Address: PO Box 967
City: Carson City
State: NV **Zip:** 89702

Print Name: Shirley A. Robinson and Karyl L. Coulson
Address: 860 Valley Crest Dr
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 Core Title Group LLC **Esc. #:** 277CNV-AMG
Address: 1818 College Pkwy, Ste 101
City/State/Zip: Carson City, NV 89706

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