

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 009-611-25
- b)
- c)
- d)

FOR RECORDERS OPTIONAL USE ONLY
Document #: 448060
Date of Recording: 10/10/2014

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

DOCUMENT/INSTRUMENT #: _____
BOOK _____ PAGE _____
DATE OF RECORDING: _____
NOTES: _____

3. Total Value/Sales Price of Property:

\$135,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value:

\$135,000.00

Real Property Transfer Tax Due:

\$526.50

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 _____

Capacity _____

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Lenora C. Bates

Name:

Address: 2327 William Morby

City: Sparks

State: NV Zip: 89434

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Juanita L. DeMars

Address: 704 Sean Drive

City: Carson City

State: NV Zip: 89701

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 066672-CAL

Address: Carson Office

2310 S. Carson St, Suite 5B

City/State/Zip: Carson City, NV 89701

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

APN#: 009-611-25
RPTT: \$526.50

Recording Requested By:
Western Title Company

Escrow No.: 066672-CAL
When Recorded Mail To:
Juanita L. DeMars
704 Sean Drive
Carson City, NV 89701

RECORDED AT THE REQUEST OF
ETRCO, LLC
10/10/2014 03:12PM
FILE NO. 448060
ALAN GLOVER
CARSON CITY RECORDER
FEE \$18.00 DEP JLI

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

Carrie Lindquist

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

448060

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Lenora C. Bates, an unmarried woman

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

Juanita L. DeMars, an unmarried woman

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, County of Carson City 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: 10/09/2014

Lenora C Bates
Lenora C. Bates

STATE OF NEVADA

COUNTY OF WASHOE
This instrument was acknowledged before me on

} ss

10/10/14

By Lenora C. Bates.

[Signature]
Notary Public

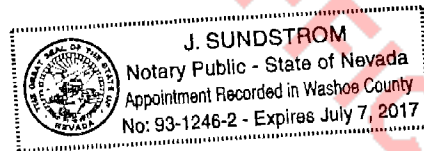


EXHIBIT "A"

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

PARCEL 1:

Lot 12-A, as shown on the Second Amended Map of Stafford Greens No. 3, a Planned Unit Development, filed in the Office of the Recorder of Carson City, Nevada, on August 6, 1980, in Book 4, Page 831, as File No. 97837.

PARCEL 2:

A non-exclusive easement for ingress and egress over and across that portion of Lot 12-B as shown on the Second Amended Map of Stafford Greens No. 3, a Planned Unit Development, filed In the Office of the Recorder of Carson City, Nevada on August 6, 1980 that is designated common access easement.

PARCEL 3:

A non-exclusive easement for mail box purposes and ingress and egress thereto over and across that portion of Lot 11-B as shown on the Second Amended Map of Stafford Greens No. 3, a Planned Unit Development, filed in the Office of the Recorder of Carson City, Nevada on August 6, 1980 that is described as follows:

Commencing at the Southeast corner of said Lot 11-B; thence West along the South line thereof a distance of 12 feet to the point of beginning; thence continuing along the South line thereof a distance of 7 feet; thence North parallel with the East line of said lot a distance of 5 feet; thence East parallel with the South line of said lot a distance of 7 feet; thence South parallel with the East line of said lot a distance of 5 feet to the point of beginning.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Carson City County, Nevada on November 9, 2004, as Document No. 327696 of Official Records.

**Assessor's Parcel Number(s):
009-611-25**



WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
LAWRENCE R. BURTNESS, RECORDER

1001 E. NINTH STREET
POST OFFICE BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.

Annette McClellan
Signature

10-10-14
Date

Annette McClellan
Printed Name