

APN#: 1220-01-002-022
RPTT: \$2,379.00

Recording Requested By:
Western Title Company
Escrow No.: 065845-TEA
When Recorded Mail To:
Bradley K. Alfred
Lucinda Malvino McCann
10280 Scenic Blvd
Cupertino, CA 95014

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


Traci Adams

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,

Trevor P. Thomas and Laretta R. Thomas, Trustees of the Trevor P. and Laretta R. Thomas Family Revocable Trust, u.t.d. 21 March 2012

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

Lucinda Malvino McCann, an unmarried woman

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

A parcel of land located in the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 12 North, Range 20 East, M.D.B.&M., in Douglas County, Nevada, described as follows:

Beginning at a point on the South boundary of the said Southwest 1/4, Southeast 1/4 Section 1, from which the South one quarter corner of said Section 1 bears North 89°50'20" West, 16.00 feet; thence along said South boundary South 89°50'20" East, 434.00 feet; thence North 0°00'40" East, 359.00 feet; thence North 89°50'20" West, 65.68 feet; thence on a curve to the left with a radius of 40.00 feet, through an angle of 44°58'05" for a length of 15.70 feet; thence South 45°11'35" West, 499.71 feet along the Northeasterly side of Fish Springs Road to the point of beginning.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on March 26, 2012, as Document No. 799596, in Book 0312, Page 6206 of 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: 07/30/2014

The Trevor P. and Laretta R. Thomas Family Revocable Trust, u.t.d. 21 March 2012

Trevor P. Thomas
Trevor P. Thomas, Trustee

Laretta R. Thomas
Laretta R. Thomas, Trustee

STATE OF Nevada

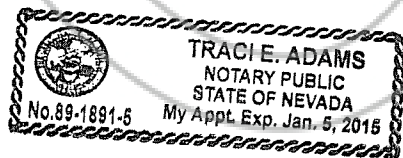
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on
September 10, 2014

By Trevor P. Thomas and Laretta R. Thomas

Traci Adams
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1220-01-002-022
 - b)
 - c)
 - d)

- 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: \$610,000.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$610,000.00
- Real Property Transfer Tax Due: \$2,379.00

- 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 Trevor P. Thomas Capacity Grantor
 Signature Lauretta R. Thomas Capacity Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Trevor P. Thomas and Lauretta R. Thomas, Trustees of the Trevor P. and Lauretta R. Thomas Family Revocable Trust, u.t.d. 21 March 2012
Address: P.O. Box 1590
City: Gardnerville
State: NV **Zip:** 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Bradley K. Alfred and Lucinda Malvino McCann
Address: 10280 Scenic Blvd
City: Cupertino
State: CA **Zip:** 95014

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

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
 1513 Highway 395, Suite 101
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 065845-TEA