

APN#: 1319-10-101-004
RPTT: \$3,061.50

Recording Requested By:
Western Title Company

Escrow No.: 067271-TEA

When Recorded Mail To:

Steven W. McCoy

Dawn E. McCoy

P.O. Box 750

Minden, NV 89423

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,

Kathleen L. Foster, as Successor Trustee of The Foster Family Trust dated February 1, 2013

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

Steven W. McCoy and Dawn E. McCoy, husband and wife 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 Genoa, 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:

Being a portion of the North 1/2 of the Northwest 1/4 of Section 10, Township 13 North, Range 19 East, M.D.B. & M., further described as follows:

Parcel 2 as set forth on Parcel Map for Evelyn Bossange, filed for record in the office of the County Recorder of Douglas County, State of Nevada on September 9, 1980, in Book 980, Page 664, as Document No. 48328.

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

Dated: 10/15/2014

The Foster Family Trust dated February 1, 2013

Kathleen L. Foster
Kathleen L. Foster, Successor Trustee

STATE OF Nevada

COUNTY OF Douglas } ss

This instrument was acknowledged before me on
November 3, 2014

By Kathleen L. Foster

Traci Adams
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1319-10-101-004
 - 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: \$785,000.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$785,000.00
- Real Property Transfer Tax Due: \$3,061.50

- 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 Kathleen L. Foster Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Kathleen L. Foster, as Successor Trustee of The Foster Family Trust dated February 1, 2013
Address: P.O. Box 1000
City: Genoa
State: NV **Zip:** 89411

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Steven W. McCoy and Dawn E. McCoy
Address: P.O. Box 750
City: Minden
State: NV **Zip:** 89423

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. #: 067271-TEA