

DOUGLAS COUNTY, NV

2014-852962

RPTT:\$897.00 Rec:\$16.00

\$913.00 Pgs=3

11/18/2014 03:24 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1320-31-510-009

RPTT: \$897.00

Recording Requested By:

Western Title Company

Escrow No.: 066817-MHK

When Recorded Mail To:

Julie Tran

1688 Mackland Aver

Minden, NV 89423

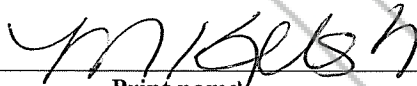
Mail Tax Statements to: (deeds only)

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



Print name

Title

M Kelsh

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,

David G. Bauer and Donna M. Bauer, as Trustees of the David G and Donna M. Bauer Living Trust dated 2-1-99

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

Julie Tran, a single woman

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

Lot 9, as said lot is set forth on the official map of Stonegate Unit No. 1, filed in the Office of the County Recorder of Douglas County, Nevada on July 2, 1987, in Book 787, Page 503, as Document No. 157644 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: 09/22/2014

David G. Bauer and Donna M. Bauer, as Trustees of the David G and Donna M. Bauer Living Trust dated 2-1-99

David G. Bauer Trustee
David G. Bauer, Trustee

Donna M. Bauer, Trustee
Donna M. Bauer, Trustee

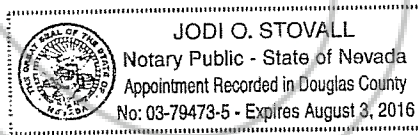
STATE OF Nevada }
COUNTY OF DOUGLAS } ss

This instrument was acknowledged before me on

October 7, 2014

By David G. Bauer and Donna M. Bauer, as Trustees

Jodi O. Stovall
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1320-31-510-009
- 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'i/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: \$230,000.00

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

Transfer Tax Value: \$230,000.00

Real Property Transfer Tax Due: \$897.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: % _____

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 *M. Welch* Capacity *agent*
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: David G. Bauer and Donna M. Bauer, as Trustees of the David G and Donna M. Bauer Living Trust dated 2-1-99
Address: 720 Addler
City: Gardnerville
State: NV **Zip:** 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Julie Tran
Address: 1688 Mackland Ave
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. #: 066817-MHK