

DOUGLAS COUNTY, NV

2014-853482

RPTT:\$682.50 Rec:\$17.00

\$699.50 Pgs=4

11/26/2014 02:03 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1023-17-002-004

RPTT: \$ 682.50

Recording Requested By:

Western Title Company

Escrow No.: 065475-TEA

When Recorded Mail To:

Valerie Lovett

4470 Pinehaven Road

Reno, NV 89519

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,

Gary G. Gregory, Gay Gregory James and Gordon G Gregory, as Tenants in common

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

Valerie Lovett, Trustee of the Lovett Family Trust

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Dated: 07/10/2014

Gary G. Gregory by
Gordon B. Gregory his
attorney in fact

Gary G. Gregory
Gay Gregory James by
Gordon B. Gregory his
attorney in fact
Gay Gregory James

Gordon B. Gregory
Gordon G Gregory

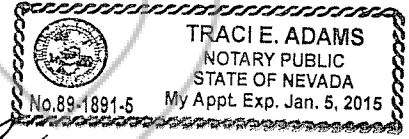
STATE OF Nevada

COUNTY OF Douglas } ss

This instrument was acknowledged before me on
October 15, 2014

Gary G. Gregory by Gordon B. Gregory
his attorney in fact

Traci Adams
Notary Public



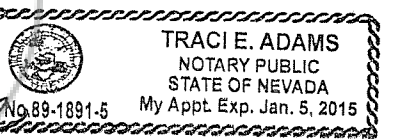
STATE OF Nevada

COUNTY OF Douglas } ss

This instrument was acknowledged before me on
October 15, 2014

Gay Gregory James by Gordon B. Gregory
his attorney in fact

Traci Adams
Notary Public

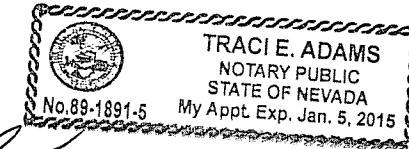


STATE OF Nevada

COUNTY OF Douglas } ss

This instrument was acknowledged before me on
October 15, 2014

By Gordon G. Gregory.
Traci Adams
Notary Public



**GREGORY
PARCEL 2A
LEGAL DESCRIPTION**

A parcel of land located within a portion of the South 1/2 of Section 17, Township 10 North, Range 23 East, MDM, Douglas County, Nevada, more particularly described as follows:

Commencing at the west one-quarter corner of Section 17, as shown on LDM 06-026 for Gary G. Gregory et. al., filed for record November 14, 2006 as Document no. 688583, Official Records of Douglas County, Nevada;

thence N. 89°59'59" E. (N. 89°59'36" E. per LDM 06-026), along the north line of the southwest one-quarter of said Section 17, 425.00 feet to the TRUE POINT OF BEGINNING;

thence continuing N. 89°59'59" E. (N. 89°59'36" E. per LDM 06-026), along said north line of the southwest one-quarter, 870.88 feet to the northeast corner of the northwest one-quarter of said southwest one-quarter of Section 17;

thence S. 01°27'06" W., along the east line of said northwest one-quarter of the southwest one-quarter, 1,332.59 feet (1,332.66 feet per LDM 06-026) to the southeast corner thereof;

thence N. 89°24'21" E. (S. 89°13'37" E. per LDM 06-026), along the north line of the southeast one-quarter of said southwest one-quarter of Section 17, 34.10 feet;

thence S. 15°25'00" E., 1372.93 feet to a point on the south line of said Section 17;

thence S. 88°48'36" W., along said south line of Section 17, 773.69 feet;

thence N. 01°50'20" W., 1,330.98 feet;

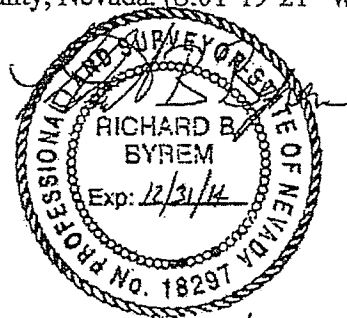
thence S. 88°45'41" W., 451.25 feet;

thence N. 01°19'21" E., 1,351.22 feet to the POINT OF BEGINNING;

Containing 45.49 Acres, more or less.

Basis of Bearing: The West line of the southwest one-quarter of Section 17, T. 10 N., R. 23 E., M.D.M. per LDM 06-026 for Gary G. Gregory et. Al., filed for record November 14, 2006 as Document No. 688583, Official Records of Douglas County, Nevada. (S.01°19'21" W.)

PREPARED BY:
Richard B. Byrem, Nevada PLS No. 18297
Resource Concepts, Inc.
212 Elks Point Road, Suite 443
P.O. Box 11796, Zephyr Cove, NV 89448
(775) 588-7500



9/16/2014

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1023-17-002-004
 - 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: \$175,000.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$175,000.00
- Real Property Transfer Tax Due: \$682.50

- 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 Brandon Gregory Capacity grantor
 Signature _____ Capacity _____

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

Print Name: Gary G. Gregory, Gay Gregory James and Gordon G Gregory
Address: 3147 Megs Place
City: Paradise
State: CA **Zip:** 95969

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Valerie Lovett, Trustee of the Lovett Family Trust
Address: 4470 Pinehaven Road
City: Reno
State: NV **Zip:** 89519

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. #: 065475-TEA