

DOUGLAS COUNTY, NV

RPTT:\$551.85 Rec:\$16.00

\$567.85 Pgs=3

ETRCO, LLC

KAREN ELLISON, RECORDER

2015-855447

01/09/2015 11:11 AM

APN#: 1221-04-001-016

RPTT: \$551.85

Recording Requested By:

Western Title Company

Escrow No.: 066975-ARJ

When Recorded Mail To:

Joel T. Osborne

Patricia L. Osborne

4811 White Pass Drive

Collierville, TN 38017

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

Anu Jansse

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,

Christian B. Burke and Marilyn G. Burke, Trustees of The Burke Family Trust dated June 26, 1996 who erroneously acquired title as Christian B. Burke and Mariyn G. Burke, Trustees of The Burke Family Trust dated June 26, 1996

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

Joel T. Osborne and Patricia L. Osborne, Husband and Wife as Joint Tenants

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:

Lot 2, as set forth on the Final Subdivision Map PD 03-009, for BLUE SKY, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 27, 2004, in Book 504, Page 13571, as Document No. 614400.

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

Dated: 10/28/2014

The Burke Family Trust dated June 26, 1996

Christian B. Burke
Christian B. Burke, Trustee

Marilyn G. Burke
Marilyn G. Burke, Trustee

STATE OF Nevada } ss

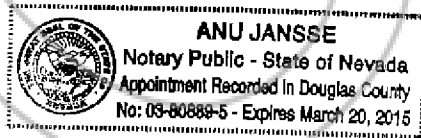
COUNTY OF Douglas

This instrument was acknowledged before me on

January 9, 2015

By Christian B. Burke and Marilyn G. Burke.

Anu Jansse
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1221-04-001-016
- 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: \$141,500.00

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

Transfer Tax Value: \$141,500.00

Real Property Transfer Tax Due: \$551.85

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 Joel Osborne Capacity Grantee
 Signature Patricia Osborne Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Christian B. Burke and Marilyn G. Burke, Trustees of The Burke Family Trust dated June 26, 1996
Address: P.O. Box 2478
City: Stateline
State: NV **Zip:** 89449

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Joel T. Osborne and Patricia L. Osborne
Address: 4811 White Pass Drive
City: Collierville
State: TN **Zip:** 38017

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

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

Esc. #: 066975-ARJ

Address: Douglas Office
1513 Highway 395, Suite 101
 City/State/Zip: Gardnerville, NV 89410

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