

DOUGLAS COUNTY, NV

2015-855711

RPTT:\$8580.00 Rec:\$17.00

\$8,597.00 Pgs=4

01/15/2015 01:07 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1318-09-810-057, Ptn of 1318-09-810-010

RPTT: \$8,580.00

Recording Requested By:

Western Title Company

Escrow No.: 067235-ARJ

When Recorded Mail To:

Edmund J. Wheelbarger

Diane D. Wheelbarger

20742 Marshall Way

Santa Clarita, CA 91350

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,

Steven P. Lathrop and Novelle R. Lathrop, husband and wife; and Steven P. Lathrop and Novelle R. Lathrop, Co-Trustees under Declaration of Trust dated September 27, 1995

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

Edmund J. Wheelbarger and Diane D. Wheelbarger, Husband and Wife as Joint Tenants, as to an undivided 50% interest and Amber Hagkull and Kathryn Wheelbarger, Trustees of The Lori Wheelbarger Trust, dated December 30, 2011, as to an undivided 50% interest

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

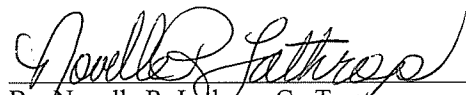
See Exhibit A attached hereto and made a part hereof.


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

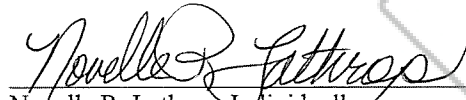
Dated: 01/07/2015

Declaration of Trust dated September 27, 1995


By: Steven P. Lathrop, Co-Trustee


By: Novelle R. Lathrop, Co-Trustee


Steven P. Lathrop, Individually


Novelle R. Lathrop, Individually

STATE OF Nevada

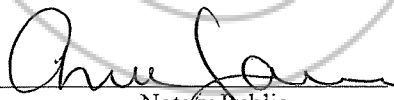
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on

January 9, 2015.

By Steven P. Lathrop and Novelle R. Lathrop, as
Co-Trustees and Individuals.


Notary Public

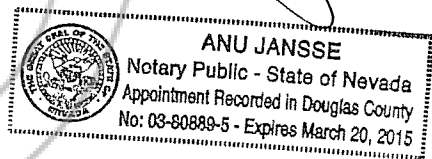


EXHIBIT "A"

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

PARCEL 1:

Lot 1, Block H, as shown on the Amended Map of Subdivision No. 2, ZEPHYR COVE PROPERTIES, INC., filed in the office of the County Recorder of Douglas County, State of Nevada on August 5, 1929, as Document No. 267.

PARCEL 2:

An undivided 1/7th interest in and to the following described parcel of land:

Lot 1A in Block C, as shown on the Amended Map of Zephyr Cove Properties, Subdivision No. 2, filed in the office of the County Recorder of Douglas County, Nevada, on November 10, 1938, said interest being the same as conveyed by deed recorded April 13, 1987, in Book 487, Page 1392, Document No. 153030, and re-recorded on May 5, 1987, in Book 587, Page 371, as Document No. 154282, and Deed recorded January 30, 1991, in Book 191, Page 3679, Document No. 243858, and re-recorded on October 21, 1994, in Book 1094, Page 3644, as Document No. 349077, Official Records, Douglas County Nevada.

Assessor's Parcel Number(s):
1318-09-810-057, Ptn1318-09-810-010

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1318-09-810-057, Ptn1318-09-810-010
 - 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: \$2,200,000.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$2,200,000.00
- Real Property Transfer Tax Due: \$8,580.00

- 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 [Signature] Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Steven P. Lathrop and Novelle R. Lathrop, Co-Trustees under Declaration of Trust dated September 27, 1995
Address: 38 Crest Road
City: Lafayette
State: CA **Zip:** 94549

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Edmund J. Wheelbarger and Diane D. Wheelbarger and the Lori Wheelbarger Trust, dated December 30, 2011
Address: 20742 Marshall Way
City: Santa Clarita
State: CA **Zip:** 91350

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. #: 067235-ARJ