

APN#: 1321-32-002-004
RPTT: ~~\$1,345.50~~ 1,345.50

DOUGLAS COUNTY, NV
RPTT:\$1345.50 Rec:\$17.00
\$1,362.50 Pgs=4
ETRCO, LLC
KAREN ELLISON, RECORDER

2015-860219

04/15/2015 12:18 PM

Recording Requested By:
Western Title Company

Escrow No.: 069806-TEA

When Recorded Mail To:

Joel Kruger

Lynette Kruger

PO Box 1107

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,

Helen Gay Kemp, an unmarried woman and Sheri L. Bourne-Avis, formerly known as Sheri L. Avis,
Successor Trustee of the S.H. Bourne 1994 Trust

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

Joel Kruger and Lynette Kruger, 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 Gardnerville, 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: 02/19/2015

Helen Gay Kemp
Helen Gay Kemp,

An unmarried woman

The S.H. Bourne 1994 Trust

Sheri L. Bourne-Avis

Sheri L. Bourne-Avis, Successor Trustee
Of the S.H. Bourne Trust, as Amended

STATE OF Nevada } SS

COUNTY OF Douglas

This instrument was acknowledged before me on

April 7, 2015

By Helen Gay Kemp.

[Signature]

Notary Public



STATE OF Nevada } SS

COUNTY OF Douglas

This instrument was acknowledged before me on

April 7, 2015

By Sheri L. Bourne-Avis.

[Signature]

Notary Public

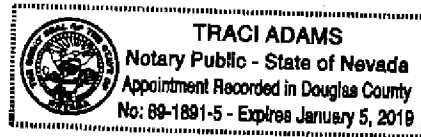


EXHIBIT "A"

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

PARCEL 1:

All that certain lot, parcel or portion of land, situate, lying and being within Section 32, Township 13 North, Range 21 East, M.D.B.&M., Douglas County, Nevada and more particularly described as follows:

All that portion of Parcels 1-A and 1-B as shown on that Parcel Map #2 for Anthony S. Watkins filed for record October 19, 1984, in Book 1084 of Official Records at page 2293, as Document No. 108994.

Commencing at the Northwest corner of said Parcel 1-A, from which point the West 1/4 corner of aforesaid Section 32 bears South 89°27'45" West a distance of 331.91 feet, which point of commencement is also the TRUE POINT OF BEGINNING; thence along the West line of said Parcel 1-A South 00°58'02" East, 640.67 feet; thence leaving said West line South 84°39'57" East, 331.76 feet to a point on the East line of aforesaid Parcel 1-B; thence along the East lines of Parcel 1-B and Parcel 1-A North 00°47'04" West 674.60 feet to the Northeast corner of said Parcel 1-A; thence along the North line of said Parcel South 89°27'45" West, 382.91 feet to the TRUE POINT OF BEGINNING. Reference is made to Record of Survey for Anthony S. Watkins, recorded June 20, 1990, Book 690, Page 2657, Document No. 228469.

PARCEL 2:

All that portion of Section 32, Township 13 North, Range 21 East, M.D.B.&M., Douglas County, Nevada, described as follows: Beginning at the West 1/4 corner of Section 32 thence North 89°27'45" East 331.91 feet to the true point of beginning; from the true point of beginning North 0°58'02" West 60.70 feet; thence South 80°10'40" East 337.55 feet; thence South 89°27'45" West 331.91 feet to the point of beginning, as evidenced by Deed to adjust boundaries between contiguous land owners recorded June 27, 1984, in Book 684, Page 2734, Document No. 102745, of Official Records.

Reference is made to Parcel 1 of Record of Survey recorded May 9, 1984, in Book 584, Page 755, Document No. 100579, of Official Records.

EXCEPTING THEREFROM that portion of the above described Parcel lying within the right of way of Calle Hermosa.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on February 22, 2013, in Book 213, Page 5882 as Document No. 818733 of Official Records.

Assessor's Parcel Number(s):
1321-32-002-004

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1321-32-002-004
 b)

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: \$344,600.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$344,600.00
 Real Property Transfer Tax Due: ~~\$1,347.04~~ 1,345.50

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 Helen Gay Kemp Capacity Seller
 Signature Sheri L Bourne Capacity Seller

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Helen Gay Kemp and Sheri L. Bourne-Avis, Successor Trustee of the S.H. Bourne 1994 Trust
 Address: 281 Fredericksburg Road
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Joel Kruger and Lynette Kruger
 Address: PO Box 1107
 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. #: 069806-TEA

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