

APN#: 1420-35-411-032  
RPTT: \$2,047.50

Recording Requested By:  
Western Title Company

Escrow No.: 071875-TEA  
When Recorded Mail To:  
Richard A. Johns  
Loretta D. Kuliawat  
1655 Chiquita Circle  
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

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**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 P. Ausbrook and Peggy A. Ausbrook, Trustees or Successor Trustees, of the Ausbrook Family Trust dated May 3, 2007

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

Richard A. Johns and Loretta D. Kuliawat, 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 Minden, County of Douglas State of Nevada bounded and described as follows:

**Lot 66 in Block B as set forth on the Final Subdivision Map FSM #94-04-02 for SKYLINE RANCH PHASE 2 filed for record with the Douglas County Recorder on June 18, 2003, in Book 603, of Official Records, Page 9143 as Document No. 580419, and as amended by Certificate of Amendment recorded January 8, 2008, as Document No. 715922.**

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

Dated: 05/07/2015

The Ausbrook Family Trust dated May 3, 2007

David P. Ausbrook  
David P. Ausbrook, Trustee

Peggy A. Ausbrook  
Peggy A. Ausbrook, Trustee

STATE OF Nevada

COUNTY OF Douglas

} ss

This instrument was acknowledged before me on

June 4, 2015

By David P. Ausbrook and Peggy A. Ausbrook.

[Signature]  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1420-35-411-032  
 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: \$525,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$525,000.00  
 Real Property Transfer Tax Due: \$2,047.50

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 *David P. Ausbrook* Capacity *grantor*  
 Signature *Peggy A. Ausbrook* Capacity *grantor*

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

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

**Print Name:** David P. Ausbrook and Peggy A. Ausbrook, Trustees or Successor Trustees, of the Ausbrook Family Trust dated May 3, 2007

**Print Name:** Richard A. Johns and Loretta D. Kuliawat

**Address:** 1655 Chiquita Circle

**Address:** 1655 Chiquita Circle

**City:** Minden

**City:** Minden

**State:** NV                      **Zip:** 89423

**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

Esc. #: 071875-TEA

Address: Douglas Office  
 1513 Highway 395, Suite 101

City/State/Zip: Gardnerville, NV 89410

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