

DOUGLAS COUNTY, NV
RPTT:\$1384.50 Rec:\$17.00
\$1,401.50 Pgs=4
ETRCO, LLC
KAREN ELLISON, RECORDER

2015-864337

06/16/2015 02:04 PM

APN#: 1022-29-411-043
RPTT: \$1,384.50

Recording Requested By:
Western Title Company
Escrow No.: 072288-ARJ

When Recorded Mail To:
Thomas L. McMaster
Donna L. McMaster
1977 Churchill St
Gardnerville< NV 89410

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,

Evelyn M. Jones, Trustee of the Evelyn M. Jones 1986 Trust, dated August 28, 1986

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

Thomas L. McMaster and Donna L. McMaster, Trustees of The Thomas L. McMaster and Donna L. McMaster Trust of 2015, dated February 4, 2015

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 attached Exhibit A

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

Dated: 05/29/2015

The Evelyn M. Jones 1986 Trust, dated August 28, 1986

Evelyn M. Jones, Trustee
Evelyn M. Jones, Trustee

STATE OF Nevada }
COUNTY OF Douglas } ss

This instrument was acknowledged before me on
May 29, 2015

By Evelyn M. Jones, Trustee

Anu Jansse
Notary Public

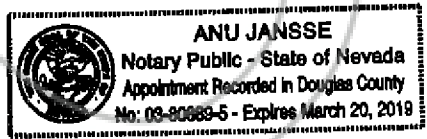


EXHIBIT "A"

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

A parcel of land located within a portion of the Southwest one-quarter (SW 1/4) of Section 29, Township 10 North, Range 22 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at a found 6" diameter concrete monument, the northeast corner of Lot 46 as shown on the Amended Map of Topaz Lodge Subdivision filed for record September 16, 1958 in the office of the Recorder, Douglas County, Nevada as Document No. 13594;

thence along the westerly line of Beatty Street South 00°04'38" West, 285.11 feet to the POINT OF BEGINNING;

thence continuing along said westerly line of Beatty Street South 00°04'38" West, 67.11 feet to the northeast corner of Lot 43 per said Map;

thence West, 199.75 feet to the northwest corner of Lot 39 per said Map;

thence along the easterly line of Churchill Street North 00°04'55" East, 67.11 feet;

thence East, 199.74 feet to the POINT OF BEGINNING.

Said premises further shown as Adjusted Parcel 3 as set forth on that certain Record of Survey recorded November 20, 1997, as Document No. 426750.

TOGETHER WITH Lot 39, as shown on the Amended Map of Topaz Lodge Subdivision First and Second Sections, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 16, 1958, under File No. 13594.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on January 12, 2004, as Document No. 601715, in Book 0104, Page 2898 of Official Records.

**Assessor's Parcel Number(s):
1022-29-411-043**

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1022-29-411-043
 - 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: \$355,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$355,000.00
 Real Property Transfer Tax Due: \$1,384.50

- 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 *M. K. B. B.* Capacity *agent*
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Evelyn M. Jones, Trustee of the Evelyn M. Jones 1986 Trust, dated August 28, 1986
Address: _____
1977 Churchill
City: Gardnerville
State: NV **Zip:** 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Thomas L. McMaster and Donna L. McMaster, Trustees of The Thomas L. McMaster and Donna L. McMaster Trust of 2015, dated February 4, 2015
Address: _____
1065 Wisteria
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

Esc. #: 072288-ARJ