

APN#: 1220-10-301-001
RPTT: \$705.90

DOUGLAS COUNTY, NV
RPTT:\$705.90 Rec:\$18.00
\$723.90 Pgs=5
ETRCO, LLC
KAREN ELLISON, RECORDER

2015-865139

06/24/2015 03:24 PM

Recording Requested By:
Western Title Company

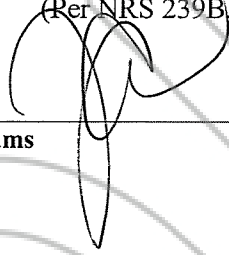
Escrow No.: 071683-TEA
When Recorded Mail To:
Robin and Mark Berry
1276 Pit Road
Gardnerville, NV
89460

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,

Dennis W. McDuffee and Jolie N. McDuffee, Trustees of The Willraenicsam Living Trust dated August 22, 2011

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

Robin Berry and Mark Berry, wife and husband 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:

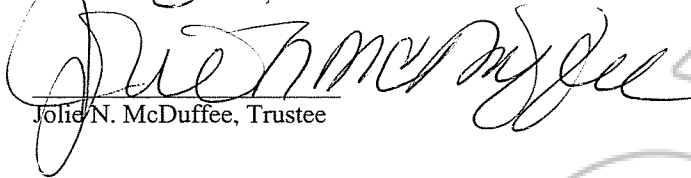
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Dated: 05/06/2015

The Willraenicsam Living Trust dated August 22, 2011

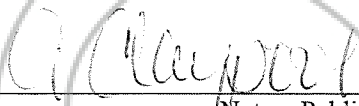

Dennis W. McDuffee, Trustee


Jolie N. McDuffee, Trustee

STATE OF Nevada } ss
COUNTY OF Douglas

This instrument was acknowledged before me on
June 30, 2015

By Dennis W. McDuffee and Jolie N. McDuffee


Notary Public

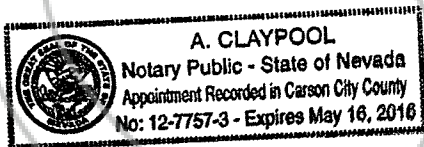


EXHIBIT "A"

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

PARCEL 1:

A parcel of land located in a portion of the Northeast 1/4 of the Southeast 1/4 of Section 9, and the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 12 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada, and more particularly described by metes and bounds as follows:

Beginning at the subdivision corner (a concrete monument 8 inches by 12 inches by 4 feet 6 inches high) which is the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 10, said point being North 0°10' West a distance of 1320.80 feet from the corner common to Sections 9, 10, 15 and 16; thence South 89°50' West a distance of 16.00 feet to a point; thence North 0°10' West a distance of 130.40 feet to a point at the Northwest corner of the parcel; thence North 67°17' East a distance of 350.50 feet to a point at the Northeast corner of the parcel; thence South 14°23' East a distance of 229.90 feet to a point at the Southeast corner of the parcel; thence North 81°55' West a distance of 368.00 feet to a point on the West line of said Section 10; thence South 0°10' East along the section line a distance of 95.00 feet to the Point of Beginning.

TOGETHER WITH a parcel of land located in the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 12 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada, being that portion lying North and East of the outside right-of-way line on the curve in the country road, and more particularly described as follows:

Beginning at the Northeast corner of the parcel which is also the Northeast corner of said Southeast 1/4 of the Southeast 1/4 of Section 9, and from which the Southeast corner of said Sections 9 bears South 0°15' East, 1321.60 feet;

thence South 0°15' East, 334.43 feet; thence on a curve to the left from a tangent bearing of North 0°15' West, with a radius of 340.00 feet, through an angle of 80°03'12" for a length of 475.05 feet to the intersection with the North line of said Southeast 1/4 of the Southeast 1/4;

thence North 89°51'30" East, 281.27 feet to the Point of Beginning.

SAVING AND EXCEPTING that property deeded to HOLLY A. HOUGH and MARGIE J. HOUGH, husband and wife, as joint tenants, and recorded September 22, 1978, in Book 978, at Page 1662, as Document No. 25546.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED

AUGUST 12, 1998, BOOK 898, PAGE 2660, AS FILE NO. 0446971, AND RECORDED MAY 29, 1962, BOOK 11, PAGE 784, AS FILE NO. 20147, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

PARCEL 2:

TOGETHER WITH a non-exclusive right-of-way and easement, over, through, across, and upon all that certain lot, or parcel of land situate, lying and being in the County of Douglas, State of Nevada, and more particularly described as follows:

Beginning at the Southwest corner of said Section 10, Township 12 North, Range 20 East, M.D.B. & M.; thence North 0°15'00" East along the Westerly line of said Section 1315.24 feet to the True Point of Beginning shown as the Northwest corner of a parcel designated as Parcel No. 17 on Sheet 10 of the Douglas County Assessor's Map of Section 10, Township 12 North, Range 20 East, M.D.b. & M., then proceed a distance of 40 feet East along the North boundary line of said Parcel 17 to a point thence 45° along a line in a Southwest direction a distance of 56.56 feet to a point, thence North a distance of 40 feet along the West boundary line of said parcel designated as Parcel 17 to the Point of Beginning.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED MAY 10, 1972, BOOK 100, PAGE 187, AS FILE NO. 59249, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

**Assessor's Parcel Number(s):
1220-10-301-001**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-10-301-001
 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: \$181,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$181,000.00
 Real Property Transfer Tax Due: \$705.90

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 _____ Capacity granted
 Signature _____ Capacity granted

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Dennis W. McDuffee and Jolie N. McDuffee, Trustees of The Willraenicsam Living Trust dated August 22, 2011
Address: 1502 Hussman Avenue
City: Gardnerville
State: NV **Zip:** 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Robin Berry and Mark Berry
Address: 1276 Pit Road
City: Gardnerville
State: NV **Zip:** 89460

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. #: 071683-TEA