

DOUGLAS COUNTY, NV  
RPTT:\$2414.10 Rec:\$16.00  
\$2,430.10 Pgs=3  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2015-865612**

**07/01/2015 03:18 PM**

APN#: 1420-28-511-019  
RPTT: \$2,414.10

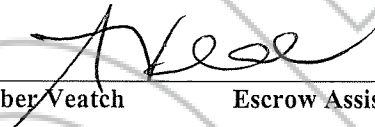
Recording Requested By:  
Western Title Company  
Escrow No.: 072958-ARJ

When Recorded Mail To:  
Ronald J. Beck  
Peggy J. Beck  
2957 San Miguel Ct.  
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 \_\_\_\_\_

  
Amber Veatch

Escrow Assistant

**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,

Allen Blaine Bowser and Beverly Ward Bowser, Trustees of the Bowser Living Trust dated October 8, 2009

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

Ronald J. Beck and Peggy J. Beck, Husband and Wife as Joint Tenants with Rights 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:

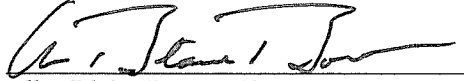
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 27 in Block B as set forth on the Official Map of MISSION HOT SPRINGS, UNIT NO. 2, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, Nevada, on September 14, 1988, in Book 988, Page 1249 as Document No. 186262, Official Records

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

Dated: 06/27/2015

The Bowser Living Trust dated October 8, 2009

  
Allen Blaine Bowser, Trustee

  
Beverly Ward Bowser, Trustee


STATE OF South Carolina

COUNTY OF Beaufort

This instrument was acknowledged before me on

30<sup>th</sup> June 2015

By Allen Blaine Bowser and Beverly Ward Bowser.

  
Notary Public

**NICOLE LEONHARDT**  
Notary Public - State of South Carolina  
My Commission Expires June 10, 2024

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1420-28-511-019
  - 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: \$619,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$619,000.00  
 Real Property Transfer Tax Due: \$2,414.10

- 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)**

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

**Print Name:** Allen Blaine Bowser and Beverly Ward  
 Bowser, Trustees of the Bowser Living Trust dated October 8, 2009  
**Address:** 1155 Otter Circle  
**City:** Beaufort  
**State:** SC **Zip:** 29902

**Print Name:** Ronald J. Beck and Peggy J. Beck  
**Address:** 2957 San Miguel Ct.  
**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. #: 072958-ARJ