

DOUGLAS COUNTY, NV

2015-865955

RPTT:\$904.80 Rec:\$16.00

\$920.80 Pgs=3

07/08/2015 02:00 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1220-16-210-085
RPTT: \$904.80

Recording Requested By:
Western Title Company
Escrow No.: 072605-ARJ

When Recorded Mail To:
Joe Gaudreault & Wende
Gaudreault
2017 Rockinghorse Rd.
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 
Amber Yeatch 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,

Lorraine Platka-Bird, Trustee of the Lorraine Platka-Bird Trust, dated February 8, 2007

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

Joe Gaudreault and Wende Gaudreault, Husband and Wife as Joint Tenants

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:

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

Lot 18 in Block C, as said lot and block are shown on that certain map entitled AMENDED MAP OF RANCHOS ESTATES, filed for record on October 30, 1972, in Book 1072, Page 642, as Document No. 62493.

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

Dated: 06/26/2015

The Lorraine Platka-Bird Trust, dated February 8, 2007



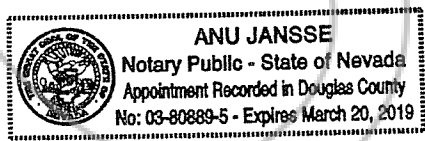
Lorraine Platka-Bird, Trustee

STATE OF Nevada }
COUNTY OF Douglas } ss
This instrument was acknowledged before me on
June 29, 2015

By Lorraine Platka-Bird.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1220-16-210-085
 - 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: \$232,000.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$232,000.00
- Real Property Transfer Tax Due: \$904.80

- 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 *Arvid* Capacity *Agent*
 Signature _____ Capacity _____

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

Print Name: Lorraine Platka-Bird, Trustee of the Lorraine Platka-Bird Trust, dated February 8, 2007
Address: 748 S. Meadows Pkwy Ste A9-148
City: Reno
State: NV **Zip:** 89521

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

Print Name: Joe Gaudreault
Address: 2017 Rockinghorse Rd.
City: Gardnerville
State: NV **Zip:** 89410

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. #: 072605-ARJ