

APN#: 1220-10-710-004
RPTT: \$1,989.00

DOUGLAS COUNTY, NV
RPTT:\$1989.00 Rec:\$16.00
\$2,005.00 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2015-866297

07/15/2015 02:08 PM

Recording Requested By:
Western Title Company

Escrow No.: 072147-TEA

When Recorded Mail To:

Kara Cole and Timothy Keith Cole

1550 Glenwood Drive

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
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,

John L. Miller and Ethel M. Miller, Trustees of the John L. and Ethel M. Miller Family Trust dated 6/29/99

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

Kara Cole and Timothy Keith Cole, 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:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lot 46, as shown on the map of COUNTRY CLUB ESTATES, filed in the office of the County Recorder on July 17, 1967, in Book 1 of Maps as Document No. 37147, Official Records of Douglas County, Nevada.


“Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.”

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

Dated: 05/26/2015

the John L. and Ethel M. Miller Family Trust dated 6/29/99

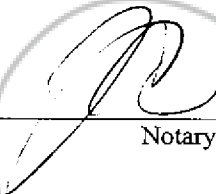

John L. Miller, Trustee

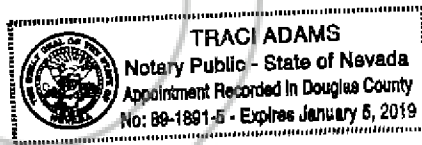

Ethel M. Miller, Trustee

STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on

June 2, 2015

By John L. Miller and Ethel M. Miller.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 1220-10-710-004

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: \$510,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$510,000.00

Real Property Transfer Tax Due: \$1,989.00

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 _____

Al Bayraktar

Capacity _____

Agent

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: John L. Miller and Ethel M. Miller, Trustees of the John L. and Ethel M. Miller Family Trust dated 6/29/99

Address: 1737 Lavender Court

City: Minden

State: NV **Zip:** 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Kara Cole and Timothy Keith Cole

Address: 1550 Glenwood Drive

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

Esc. #: 072147-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)