

DOUGLAS COUNTY, NV

2015-871040

RPTT:\$647.40 Rec:\$16.00

\$663.40 Pgs=3

10/12/2015 11:18 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1022-10-001-012

RPTT: \$647.40

Recording Requested By:

Western Title Company

Escrow No.: 074983-ARJ

When Recorded Mail To:

Eric Watkins and Marita Watkins

3815 Marble Ct.

Wellington, NV 89444

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,

Dean L. Irvin as Trustee of the Dean L. Irvin 2006 Revocable Living Trust dated May 17, 2006

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

Marita Lee Watkins and Eric Bronson Watkins Trustees of the Marita Lee Watkins and Eric Bronson Watkins Living Trust dated 11-14-2013

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Wellington, County of Douglas State of Nevada bounded and described as follows:

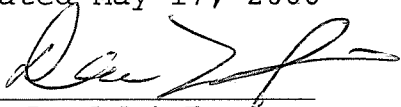
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 69, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 2, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 20, 1967, Document No. 35464.

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

Dated: 09/30/2015

Dean L. Irvin as Trustee of the Dean L. Irvin 2006 Revocable Living Trust
dated May 17, 2006



By: Dean L. Irvin, Trustee


STATE OF CALIFORNIA } ss
COUNTY OF SACRAMENTO

This instrument was acknowledged before me on
OCTOBER 7TH 2015

By Dean L. Irvin as Trustee of the Dean L. Irvin 2006
Revocable Living Trust dated May 17, 2006.



Notary Public



JEFF RAE CHILTON JR.
Comm. # 2077788
Notary Public California
El Dorado County
My Comm. Expires Aug. 14, 2018

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1022-10-001-012
 - 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: \$166,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$166,000.00
 Real Property Transfer Tax Due: \$647.40

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section _____
 - b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: % _____

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 *Dean L. Irvin* Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Dean L. Irvin as Trustee of the Dean L. Irvin 2006 Revocable Living Trust dated May 17, 2006
Address: 302 Esplanade Circle
City: Folsom
State: CA **Zip:** 95630

Print Name: Marita Lee Watkins & Eric Bronson Watkins, Trustees of the Marita Lee Watkins & Eric Bronson Watkins Living Trust dated 11-14-2013
Address: 3815 Marble Court
City: Wellington
State: NV **Zip:** 89444

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. #: 074983-ARJ