

DOUGLAS COUNTY, NV

2015-871135

RPTT:\$955.50 Rec:\$16.00

\$971.50 Pgs=3

10/14/2015 11:33 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1320-33-810-050

RPTT: \$955.50

Recording Requested By:

Western Title Company

Escrow No.: 075381-TEA

When Recorded Mail To:

Mildred R. Means

1423 N. Marion Russell Drive

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 _____

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,

David E. Huggans and Jan K. Huggans, Trustees of The Huggans Family Trust Agreement dated February 1, 2002

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

Mildred R. Means, a Widow

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 101, Block H of Final Subdivision Map FSM-1006 of CHICHESTER ESTATES PHASE 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on September 12, 1995, in Book 995 at Page 1407 as Document No. 370215 and by Certification of Amendment recorded March 5, 1997 in Book 397, Page 654 as Document No. 407852, Douglas County, Nevada records.

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

Dated: 10/08/2015

The Huggans Family Trust Agreement dated February 1, 2001

David E. Huggans
David E. Huggans, Trustee

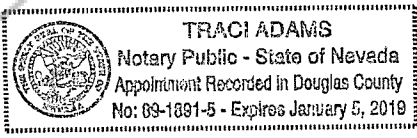
Jan K. Huggans
Jan K. Huggans, Trustee

STATE OF *Nevada* } ss
COUNTY OF *Douglas*

This instrument was acknowledged before me on
10/13/15

By David E. Huggans and Jan K. Huggans, Trustees of The
Huggans Family Trust Agreement dated February 1, 2002.

[Signature]
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-33-810-050
 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: \$245,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$245,000.00
 Real Property Transfer Tax Due: \$955.50

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 Mildred R Means Capacity granted
 Signature _____ Capacity _____

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

Print Name: David E. Huggans and Jan K. Huggans,
 Trustees of The Huggans Family Trust
 Agreement dated February 1, 2002
Address: PO Box 597
City: Bridgeport
State: CA **Zip:** 93517

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

Print Name: Mildred R. Means
Address: 1423 N Marion Russell Drive
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. #: 075381-TEA