

A.P.N.: 1022-09-001-032  
File No: 143-2492181 (SC)  
R.P.T.T.: \$733.20

When Recorded Mail To: Mail Tax Statements To:  
Ken Vandervort and Karen Vandervort  
1440 Sandstone Dr  
Wellington, NV 89444

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Lonnie Estrella, (formerly Lonnie Kuran), as Successor Trustee of the Ralph J. Estrella Family Trust dated September 6, 1988, who erroneously acquired title as The Ralph J. Estrella Family Trust.

do(es) hereby *GRANT, BARGAIN and SELL* to

Ken Vandervort and Karen Vandervort, husband and wife as joint tenants with right of survivorship

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

**LOT 136, AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES, UNIT NO. 3, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, AS FILE NO. 44091.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 09/02/2015



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1022-09-001-032
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$188,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ -0 - ))
- c) Transfer Tax Value: \$188,000.00
- d) Real Property Transfer Tax Due \$733.20

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *S. Creech*

Capacity: *Escrow officer*

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Ralph J. Estrella Family Trust

Print Name: Ken Vandervort and Karen

Address: 2139 Via Media

Address: Vandervort

City: Benicia

City: 1440 Sandstone Dr

State: CA Zip: 94510

City: Wellington

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
Print Name: Company

State: NV Zip: 89444

Address: 1663 US Highway 395, Suite 101

City: Minden

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)