

APN# : 1220-15-310-045
RPTT: \$819.00

DOUGLAS COUNTY, NV
RPTT:\$819.00 Rec:\$16.00
\$835.00 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2015-871922

10/29/2015 09:11 AM

Recording Requested By:

Western Title Company

Escrow No.: 075259-TEA

When Recorded Mail To:

Shaun Cunningham

861 Palisade Circle

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

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,

Thomas L. Avant, Sr. and Lynn L. Avant, Co-Trustees of the Avant Family Trust U/D/T dated November 17, 2004

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

Shaun Cunningham, a married man as his sole and separate property

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:

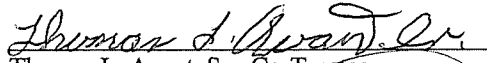
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

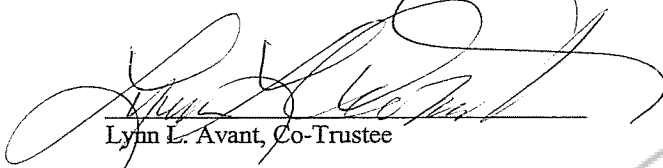
Lot 13 in Block L, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 4, filed in the office of the County Recorder of Douglas County, Nevada, on April 10, 1967, in Map Book 1, Page 055, File No. 35914.

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

Dated: 10/12/2015

The Avant Family Trust U/D/T dated November 17, 2004


Thomas L. Avant, Sr., Co-Trustee


Lynn L. Avant, Co-Trustee

STATE OF NEVADA


COUNTY OF DOUGLAS

} ss

This instrument was acknowledged before me on

October 19, 2015

By Thomas L. Avant, Sr. and Lynn L. Avant.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-15-310-045
 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: \$210,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$210,000.00
 Real Property Transfer Tax Due: \$819.00

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 [Signature] Capacity grantor
 Signature [Signature] Capacity grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Thomas L. Avant, Sr. and Lynn L. Avant, Co-Trustees of the Avant Family Trust U/D/T dated November 17, 2004
Address: 951 Riverview Drive
City: Gardnerville
State: NV **Zip:** 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Shaun Cunningham
Address: 861 Palisade Circle
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
Address: Douglas Office
 1513 Highway 395, Suite 101
City/State/Zip: Gardnerville, NV 89410

Esc. #: 075259-TEA