

DOUGLAS COUNTY, NV

2015-872684

RPTT:\$709.80 Rec:\$19.00

\$728.80 Pgs=6

11/13/2015 02:56 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1023-00-001-020

RPTT: \$709.80

Recording Requested By:

Western Title Company

Escrow No.: 074985-ARJ

When Recorded Mail To:

Charles E.G. de St Maurice and

Lillian Michelle de St Maurice

1305 Truckee Lane

Fernley NV 89408

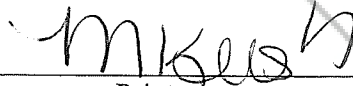
Mail Tax Statements to: (deeds only)

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



Print name

Title

**M Kelsh**

**Escrow Officer**

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**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,

ROBERT JAMES and GAY JAMES, trustees of the JAMES FAMILY TRUST dated January 10, 2006

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

Charles E.G. de St Maurice and Lillian Michelle de St Maurice, husband and wife as joint tenants

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:

A parcel of land located within a portion of the North one-half of Section 16, Township 10 North, Range 23 East MDM, Douglas County, Nevada, being more particularly described as follows:

Parcel 3 as shown on Land Division Map recorded in the office of the Douglas County Recorder, State of Nevada, on June 18, 2004 in Book 0604, Page 9079, as File No. 616422, Official Records, Douglas County, Nevada.

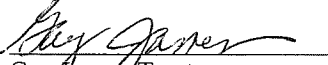
SEE EXHIBIT "A" FOR DEED RESTRICTIONS

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

Dated: 11/04/2015

ROBERT JAMES and GAY JAMES, trustees of the JAMES FAMILY TRUST dated  
January 10, 2006

  
By: Robert James, Trustee

  
Gay James, Trustee

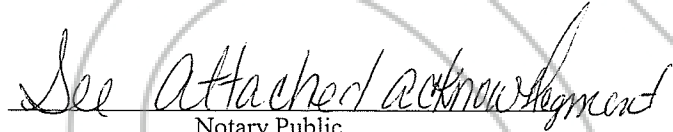
STATE OF \_\_\_\_\_ } ss

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on

\_\_\_\_\_

By ROBERT JAMES and GAY JAMES, trustees of the  
JAMES FAMILY TRUST.

  
Notary Public

# ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

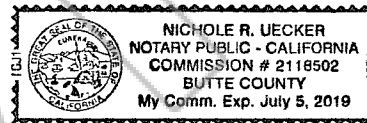
County of Butte }

On November 05, 2015 before me, Nichole R Uecker, Notary Public  
(Here insert name and title of the officer)

personally appeared Gay James  
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]  
 Notary Public Signature

(Notary Public Seal)

### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

\_\_\_\_\_  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- \_\_\_\_\_ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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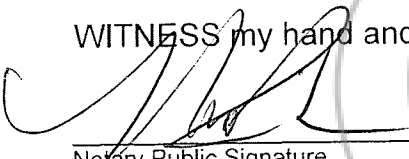
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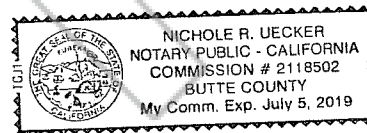
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 Notary Public Signature

(Notary Public Seal)



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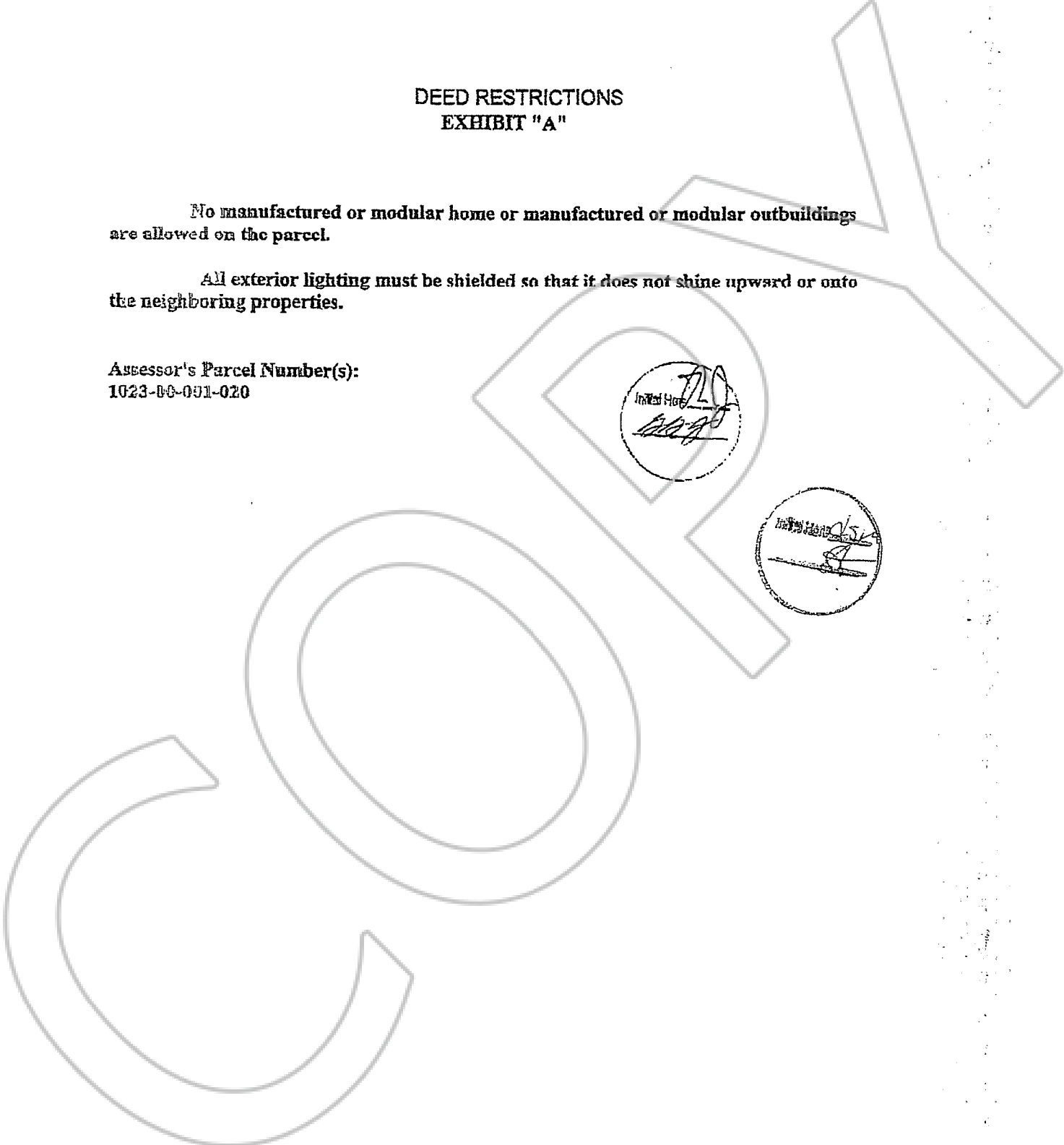
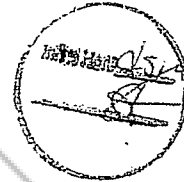
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- Securely attach this document to the signed document with a staple.

**DEED RESTRICTIONS  
EXHIBIT "A"**

**No manufactured or modular home or manufactured or modular outbuildings are allowed on the parcel.**

**All exterior lighting must be shielded so that it does not shine upward or onto the neighboring properties.**

**Assessor's Parcel Number(s):  
1023-00-001-020**



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1023-00-001-020
  - 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 ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$182,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$182,000.00  
 Real Property Transfer Tax Due: \$709.80

- 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 *M Kelsh* Capacity *agent*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

**Print Name:** ROBERT JAMES and GAY JAMES, trustees of the JAMES FAMILY TRUST dated 1-10-2006  
**Address:** 4990 Rich Bar Road  
**City:** Chico  
**State:** CA **Zip:** 95928

**Print Name:** Charles E.G. de St Maurice and Lillian Michelle de St Maurice  
**Address:** 1305 Truckee Lane  
**City:** Fernley  
**State:** NV **Zip:** 89408

**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. #: 074985-ARJ