

DOUGLAS COUNTY, NV

2015-873167

RPTT:\$624.00 Rec:\$16.00

\$640.00 Pgs=3

11/24/2015 11:34 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1220-17-615-004

RPTT: \$624.00

Recording Requested By:

Western Title Company

Escrow No.: 075795-WLD

When Recorded Mail To:

The Victor L. and Betty Jean

Wilson Family Trust, Dated

February 5, 2001

1885 Austin Street

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 _____

Wendy Dunbar

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,

Carson Valley Homesites, LLC, a Nevada limited liability company

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

Victor L. Wilson and Betty Jean Wilson, Trustees of The Victor L. and Betty Jean Wilson Family Trust,
Dated February 5, 2001

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:

Situate in the County of Douglas, State of Nevada, being more particularly described as follows:


Lot 7 as set forth on the Final Subdivision Map for Rain Shadow Ranch Phase 1, PD 04-002, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on June 28, 2007 in Book 0607, Page 9070, as Document No. 703979.

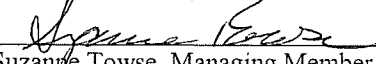
All water rights, both underground and surface are reserved to the seller and are Excluded from the sale of the property

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

Dated: 11/19/2015

Carson Valley Homesites, LLC

By: 
Greg Lynn, Managing Member

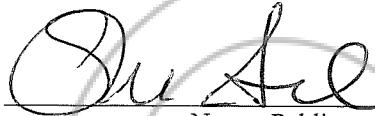
By: 
Suzanne Towse, Managing Member

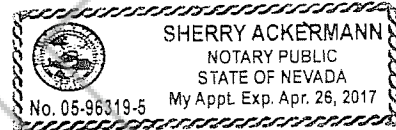
STATE OF Nevada

COUNTY OF Douglas } ss

This instrument was acknowledged before me on
November 23, 2015

By Greg Lynn and Suzanne Towse


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-17-615-004
 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: \$160,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$160,000.00
 Real Property Transfer Tax Due: \$624.00

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 MANAGER
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Carson Valley Homesites, LLC, a Nevada limited liability company
 Address: 1222 Bobwire Lane
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: The Victor L. and Betty Jean Wilson Family Trust, Dated February 5, 2001
 Address: 1885 Austin Street
 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. #: 075795-WLD

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