

APN#: 1320-33-211-003
RPTT: \$1,565.85

DOUGLAS COUNTY, NV
RPTT:\$1565.85 Rec:\$17.00
\$1,582.85 Pgs=4
ETRCO, LLC
KAREN ELLISON, RECORDER

2015-874236

12/18/2015 09:43 AM

Recording Requested By:
Western Title Company
Escrow No.: 076077-TEA
When Recorded Mail To:
Martin H. Perez
Jennifer L. Perez
437 Cheyenne Place
Placentia, CA
92870

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
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,

Belan Kirk Wagner and Heidi Ann Wagner, Trustees of the Wagner Family Trust dated December 27, 2000

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

Martin H. Perez and Jennifer L. Perez, husband and wife as joint tenants with right of survivorship

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:

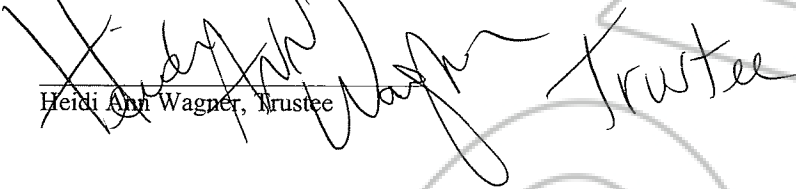
Lot 132 of FINAL MAP PLANNED UNIT DEVELOPMENT PD 04-008 THE RANCH AT GARDNERVILLE PHASE IIB, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on December 17, 2013 in Book 1213 at Page 2826 as Document No. 835604, of Official Records..

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

Dated: 11/30/2015

The Wagner Family Trust dated December 27, 2000


Belan Kirk Wagner, Trustee


Heidi Ann Wagner, Trustee

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on _____

By Belan Kirk Wagner and Heidi Ann Wagner

Notary Public

} ss

Please see attached 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.

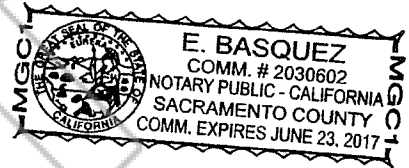
State of California)
County of Sacramento)

On 12/7/15, before me E. Basquez, a notary public, personally appeared BELAN KIRK WAGNER and HEIDI ANN WAGNER, 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 *E. Basquez* (Seal)



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-33-211-003
 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: \$401,500.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$401,500.00
 Real Property Transfer Tax Due: \$1,565.85

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 [Signature]
 Signature [Signature] Capacity [Signature]

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Belan Kirk Wagner and Heidi Ann Wagner, Trustees of the Wagner Family Trust dated December 27, 2000
Address: 10640 Mather Blvd. STE 200
City: Mather
State: CA **Zip:** 95655

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Martin H. Perez and Jennifer L. Perez
Address: 437 Cheyenne Place
City: Placentia
State: CA **Zip:** 92870

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. #: 076077-TEA