

DOUGLAS COUNTY, NV

2015-874277

RPTT:\$1423.50 Rec:\$17.00

\$1,440.50 Pgs=4

12/18/2015 04:04 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1220-24-810-020
RPTT: \$1,423.50

Recording Requested By:
Western Title Company
Escrow No.: 076125-ARJ

When Recorded Mail To:
Douglas Whipple
632 Thorobred Avenue
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 _____

Michelle Simpson
Michelle Simpson

Michelle Simpson
Escrow Assistant

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,

Mashelle Begovich and Mary Sophia Smith, as Co-Trustees of the Milos Sharkey Begovich Living Trust Agreement dated May 2, 2002

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

Douglas L. Whipple, a Married Man as his Sole and Separate Property

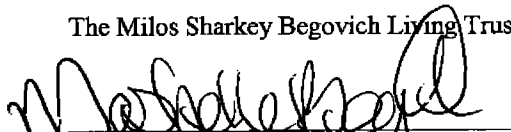
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

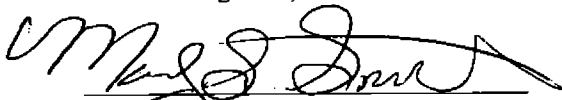
See attached Exhibit A

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

Dated: 12/08/2015

The Milos Sharkey Begovich Living Trust Agreement dated May 2, 2002


Mashelle Begovich, Co-Trustee


Mary Sophia Smith, Co-Trustee

STATE OF Nevada

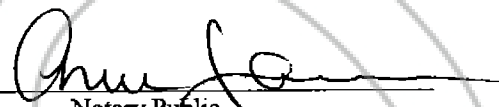
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on

12/16/15

By Mashelle Begovich and Mary Sophia Smith


Notary Public

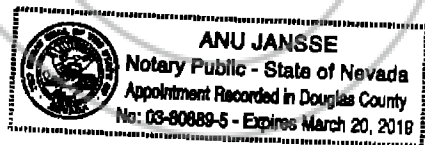


EXHIBIT "A"

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

A portion of the Southeast 1/4 of Section 24, Township 12 North, Range 20 East, and as shown on the unrecorded subdivision plat of Thompson Acres, Unit No. 1 as Lot 18.

Commencing at the intersection of Mustang Lane and Palomino Lane as shown on recorded subdivision plat for Ruhenstroth Ranchos Subdivision; thence along the centerline of Palomino Lane projected East a distance of 674.93 feet to a point; thence South a distance of 515.00 feet to a point; thence West a distance of 25.00 feet to the True Point of Beginning; thence South a distance of 93.91 feet to the Beginning of a curve; thence on a curve to the left through an angle of 5°22'20", whose radius is 525 feet and having an arc length of 49.23 feet to a point; thence South 84°37'40" West, a distance of 316.18 feet to a point; thence North a distance of 172.67 feet to a point, thence East a distance of 312.46 feet to the True Point of Beginning.

TOGETHER with an easement for road and utility use 25 feet width running along the Southerly side of the centerline of Palomino Lane extended from the intersection of Palomino Lane and Mustang Lane East a distance of 674.93 feet and 50 feet in width, the centerline running South a distance of 608.91 feet to the Beginning of a curve; thence on a curve to the left through an angle of 5°22'20", whose radius is 500 feet to the end of easement.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on September 30, 2005, as Document No. 656427, in Book 905, Page 12495 of Official Records.

**Assessor's Parcel Number(s):
1220-24-810-020**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-24-810-020
 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$365,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$365,000.00
 Real Property Transfer Tax Due: \$1,423.50

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 M. Simpson Capacity ESCROW ASSISTANT
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Mashelle Begovich and Mary Sophia Smith, as Co-Trustees of the Milos Sharkey Begovich Living Trust
 Agreement dated May 2, 2002
 Address: 1136 Meadowlark Circle
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Douglas L. Whipple
 Address: 632 Thorobred Avenue
 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. #: 076125-ARJ

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