

DOUGLAS COUNTY, NV

2016-875057

RPTT:\$331.50 Rec:\$16.00

\$347.50 Pgs=3

01/08/2016 10:55 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1420-07-411-034

RPTT: \$331.50

Recording Requested By:

Western Title Company

Escrow No.: 076301-CAL

When Recorded Mail To:

Carol Ann Wedel

3420 Basalt Drive

Carson City NV 89705

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



Carrie Lindquist

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,

David A. Fox and Patricia Q. Fox, Trustees of The David A. Fox and Patricia Q. Fox Family Trust dated August 29, 2011

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

Carol Ann Wedel, an unmarried woman

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, 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 63, as shown on the map of RIDGEVIEW ESTATES NO. 1, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 12, 1972, as File No. 63503.

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

Dated: 01/04/2016

The David A. Fox and Patricia Q. Fox Family Trust August 29, 2011

*David A. Fox, Trustee*  
David A. Fox, Trustee

*Patricia Q. Fox, Trustee*  
Patricia Q. Fox, Trustee

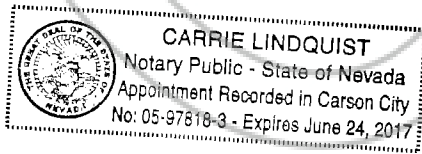
STATE OF *Nevada*

COUNTY OF *Carson City* } ss

This instrument was acknowledged before me on  
*January 5, 2016*

By David A. Fox and Patricia Q. Fox

*[Signature]*  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1420-07-411-034
- 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: \$85,000.00

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value: \$85,000.00

Real Property Transfer Tax Due: \$331.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: % \_\_\_\_\_

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 Kayla Jacobse Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

**Print Name:** The David A. Fox and Patricia Q. Fox Family Trust dated August 29, 2011  
**Address:** 1430 Koontz Lane  
**City:** Carson City  
**State:** NV **Zip:** 89701

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

**Print Name:** Carol Ann Wedel  
**Address:** 3420 Basalt Drive  
**City:** Carson City  
**State:** NV **Zip:** 89705

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 076301-CAL

Address: Carson Office  
2310 S. Carson St, Suite 5B

City/State/Zip: Carson City, NV 89701

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