

DOUGLAS COUNTY, NV

2016-875687

RPTT:\$828.75 Rec:\$16.00

\$844.75 Pgs=3

01/22/2016 11:22 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1220-21-710-212

RPTT: \$828.75

Recording Requested By:

Western Title Company

Escrow No.: 076541-TEA

When Recorded Mail To:

Christopher M. Phillips

1313 Mary Jo Drive

Gardnerville NV 89460

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

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,

Linda R. Armstrong, Trustee, under the Charles W. Armstrong and Linda R. Armstrong as Trustees
U/T/A dated January 10, 1991

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

Christopher M. Phillips, a single man

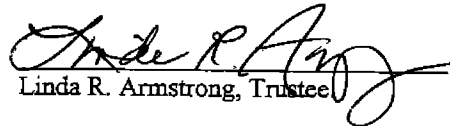
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City
of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

**Lot 212 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed in the
office of the Recorder of Douglas County, Nevada on March 27, 1974, in Book 374, Page
876, Document No. 72456, 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: 12/14/2015

The Charles W. Armstrong and Linda R. Armstrong
as Trustees U/T/A dated January 10, 1991


Linda R. Armstrong, Trustee


STATE OF Nevada

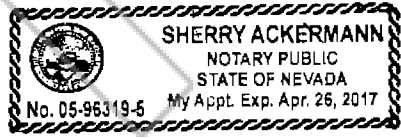
COUNTY OF Douglas } ss

This instrument was acknowledged before me on

January 6, 2016

By Linda R. Armstrong.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1220-21-710-212
 - 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: \$212,500.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$212,500.00
 Real Property Transfer Tax Due: \$828.75

- 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 _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Linda R. Armstrong, Trustee, under the Charles W. Armstrong and Linda R. Armstrong as Trustees U/T/A dated January 10, 1991
Address: 1776 Blue Spruce court
City: Minden
State: NV **Zip:** 89423

Print Name: Christopher M. Phillips
Address: 1313 Mary Jo Drive
City: Gardnerville
State: NV **Zip:** 89460

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. #: 076541-TEA