

APN#: 1220-22-310-181
RPTT: \$893.10

DOUGLAS COUNTY, NV
RPTT:\$893.10 Rec:\$16.00
\$909.10 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2016-876470

02/09/2016 12:27 PM

Recording Requested By:
Western Title Company

Escrow No.: 077454-TEA
When Recorded Mail To:
Cheri A. Landvater
1457 Patricia 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,

Karoline Myers, Successor Trustee of the Irmgard Anneliese Mortensen Family Trust

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

Cheri A. Landvater, a single woman

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 783, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, according to the map thereof, filed in the office of the Recorder of Douglas County, State of 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: 01/29/2016

The Irmgard Anneliese Mortensen Family Trust

Karoline Myers
Karoline Myers, Successor Trustee

STATE OF Nevada } ss

COUNTY OF Douglas

This instrument was acknowledged before me on

2/9/16

By Karoline Myers.

[Signature]
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1220-22-310-181
- 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:

Deed in Lieu of Foreclosure Only (value of property) \$229,000.00
 Transfer Tax Value: \$229,000.00
 Real Property Transfer Tax Due: \$893.10

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 Karoline Myers Capacity Seller
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Karoline Myers, Successor Trustee of the Irmgard Anneliese Mortensen Family Trust
 Address: 220 Nevada Road
 City: Markleeville
 State: CA Zip: 96120

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Cheri A. Landvater
 Address: 1457 Patricia 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. #: 077454-TEA