

DOUGLAS COUNTY, NV  
RPTT:\$1103.70 Rec:\$16.00  
\$1,119.70 Pgs=3  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2016-878148**

**03/15/2016 12:53 PM**

APN#: 1220-22-211-029  
RPTT: \$1,103.70

Recording Requested By:  
Western Title Company  
Escrow No.: 077556-TEA  
When Recorded Mail To:  
Matthew Sampson  
1425 Purple Sage 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,

Dolores L. Pipkin, Trustee, or her successors in trust, under the Dolores L. Pipkin Living Trust, dated December 2, 2008, and Dolores L. Pipkin, Trustee, of The Decedent's Trust created under The Pipkin Family Revocable Intervivos Trust dated November 8, 1994, as there interest appear

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

Matthew Sampson, an unmarried 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:

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

Lot 33, in Block A, as shown on the map of BARRINGTON RANCHOS, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 1, 1991, in Book 391, Page 187, as Document No. 245840, being a subdivision of Lot 706 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record in the office of the County Recorder of Douglas County, Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 665612.

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

Dated: 02/12/2016

The Dolores L. Pipkin Living Trust, dated December 2, 2008

Dolores L. Pipkin Trustee  
Dolores L. Pipkin, Trustee

The DECEDENT'S TRUST created under  
The Pipkin Family Revocable Intervivos Trust dated November 8, 1994

Dolores L. Pipkin Trustee  
Dolores L. Pipkin, Trustee

STATE OF Idaho

COUNTY OF Twin Falls } ss

This instrument was acknowledged before me on  
February 26, 2010

By Dolores L. Pipkin.

Dana J. Stewart  
Notary Public

exp. 2/16/2020



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1220-22-211-029
  - b)
- 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: \$283,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$283,000.00  
 Real Property Transfer Tax Due: \$1,103.70
- 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 Dolores L. Pipkin Trustee Capacity GRANTOR  
 Signature Dolores L. Pipkin Trustee Capacity GRANTOR

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

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

**Print Name:** Dolores L. Pipkin, Trustee, or her successors in trust, under the Dolores L. Pipkin Living Trust, dated December 2, 2008, and Dolores L. Pipkin, or her successors trust created under The Pipkin Family Revocable Intervivos Trust dated November 8, 1994, as there interest appear  
**Address:** 1425 Purple Sage Drive  
**City:** Gardnerville  
**State:** NV **Zip:** 89460

**Print Name:** Matthew Sampson  
**Address:** 1425 Purple Sage 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  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 077556-TEA