

APN#: 1220-04-112-029
RPTT: \$390.00

DOUGLAS COUNTY, NV
RPTT:\$390.00 Rec:\$16.00
\$406.00 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2016-881528

05/31/2016 03:32 PM

Recording Requested By:
Western Title Company
Escrow No.: 079784-ARJ

When Recorded Mail To:
Melissa Cooper
Clifford Frost
1319 Castle Lane
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 _____
Anu Jansse 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,

Gerald R. Rasmussen and Dolores Rasmussen, as Co-Trustees of The Rasmussen Family Trust,
Dated May 16, 1991

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

Melissa Cooper, an unmarried woman and Clifford Frost, an unmarried man, as joint tenants

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 57, of KINGSLANE UNIT NO. 2, according to the map thereof, filed in the office of the
County Recorder of Douglas County, State of Nevada on December 20, 1971, in Book 94, Page
517, as File No. 55958.

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

Dated: 05/27/2016

The Rasmussen Family Trust, Dated May 16, 1991

Gerald R. Rasmussen
Gerald R. Rasmussen, Co-Trustee

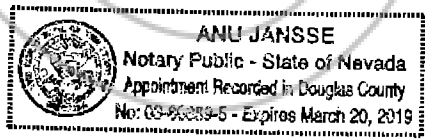
Dolores Rasmussen
Dolores Rasmussen, Co-Trustee

STATE OF Nevada }
COUNTY OF Douglas } ss

This instrument was acknowledged before me on
May 27, 2016

By Gerald R. Rasmussen and Dolores Rasmussen.

Anu Janse
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1220-04-112-029

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: \$100,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$100,000.00
 Real Property Transfer Tax Due: \$390.00

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 Escrow officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Gerald R. Rasmussen and Dolores Rasmussen, as Co-Trustees of The Rasmussen Family Trust, Dated May 16, 1991
Address: 750 Cutter Lane
City: Gardnerville
State: NV **Zip:** 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Melissa Cooper and Clifford Frost
Address: 1319 Castle Lane
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
 1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410

Esc. #: 079784-ARJ