

DOUGLAS COUNTY, NV

2016-881685

RPTT:\$799.50 Rec:\$16.00

\$815.50 Pgs=3

06/03/2016 10:27 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1420-27-401-009

RPTT: \$799.50

Recording Requested By:

Western Title Company

Escrow No.: 080551-WLD

When Recorded Mail To:

Robyn Thorne

1400 Stephanie Way

Minden, NV 89423

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 _____

Wendy Dunbar

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,

Benjamin P. Nickerson, an unmarried man and Amy Rademacher, an unmarried woman as joint tenants

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

Robyn E. Thorne, Trustee of the William R. and Robyn E. Thorne Family Trust dated July 12, 2012

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, 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:

The Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 27, Township 14 North, Range 20 East, M.D.B.&M.

Excepting therefrom all that portion of said land as contained in Document recorded on November 20, 2014 as Document No. 2014-853075, 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: 06/01/2016

[Signature]
Benjamin P. Nickerson

[Signature]
Amy Rademacher

STATE OF Nevada

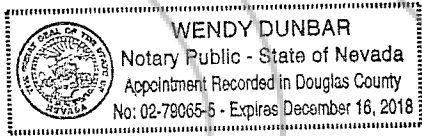
COUNTY OF Douglas } ss

This instrument was acknowledged before me on

June 2, 2011

By Benjamin P. Nickerson and Amy Rademacher.

[Signature]
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 1420-27-401-009

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:

\$205,000.00

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$205,000.00

Real Property Transfer Tax Due:

\$799.50

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: 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 Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Benjamin P. Nickerson and Amy Rademacher
 Address: 1637 N. Wolf Avenue
 City: Baldwin
 State: MI Zip: 49304

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: ^{E.} Robyn Thorne, Trustee
 Address: 1400 Stephanie
 City: Minden, NV
 State: NV Zip: 89423

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. #: 080551-WLD