

DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

UDEED, LLC

KAREN ELLISON, RECORDER

2016-882666

06/16/2016 09:31 AM

E07

APN: 1319-30-710-005

R.P.T.T.: \$0.00

Exempt: (7)

Recording Requested By:

uDeed, LLC

9041 South Pecos Road, Suite 3900

Henderson, NV 89074

After Recording Mail To:

uDeed, LLC - 81322

9041 South Pecos Road, Suite 3900

Henderson, NV 89074

Send Subsequent Tax Bills To:

Courtney R. Shepler, Trustee, et al

431 Mosley Avenue

Alameda, CA 94501

GRANT, BARGAIN, AND SALE DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Courtney R. Shepler and John C. Taffe, wife and husband as community property with rights of survivorship**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Courtney R. Shepler and John Christopher Taffe, Trustees of the JTCS Trust, dated JUNE 10, 2016**, and any amendments thereto, whose address is 431 Mosley Avenue, Alameda, California 94501,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 - The Legal Description appeared previously in **Grant, Bargain and Sale Deed**, recorded on **March 30, 2012**, in Book **312**, Page **8236**, as Document No. **800001** in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: **495 Tramway Drive, Unit 5**
Stateline, Nevada 89449

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances including any water rights, if any, thereto belonging or in anywise appertaining.

WITNESS my/our hands, this 6th day of JUNE, 2016.

Courtney R. Shepler
Courtney R. Shepler

John C. Taffe
John C. Taffe

STATE OF _____)

ss

COUNTY OF _____)

This instrument was acknowledged before me, this _____ day of _____, 20____, by **Courtney R. Shepler and John C. Taffe.**

NOTARY STAMP/SEAL

Notary Public

Title and Rank

My Commission Expires: _____

SEE ATTACHED

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of Alameda)

HEATHER REYNOLDS

On JUNE 4, 2016, before me _____,
a Notary Public, personally appeared JOHN CHRISTOPHER TAFFE and COURTNEY R. SHEPLER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Heather Reynolds*



EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNIT 5 OF LOT 23 CONDOMINIUMS, AS SET FORTH ON SHEET 7 OF THE THIRD AMENDED MAP OF TAHOE VILLAGE, UNIT NO. 2, FILED FOR RECORD AUGUST 14, 1979, AS DOCUMENT NO. 35555, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

TOGETHER WITH AN UNDIVIDED 1/181HS INTEREST IN AND TO THOSE AREAS DESIGNATED AS COMMON AREAS AS SET FORTH ON THE MAP OF LOT 23 CONDOMINIUMS AS SET FORTH ON SHEET 7 OF THE THIRD AMENDED MAP OF TAHOE VILLAGE UNIT NO. 2, FILED FOR RECORDS AUGUST 14, 1979, AS DOCUMENT NO. 35555, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

SUBJECT TO:

1. ALL GENERAL AND SPECIAL TAXES FOR THE CURRENT YEAR AND SUBSEQUENT YEARS.
2. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS OF WAY AND EASEMENTS NOW OF RECORD, IF ANY.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-30-710-005
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Townhouse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 _____ Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book: _____	Page: _____
Date of Recording: _____	
Notes: SG - Trust Cert OK	

3. Total Value /Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer without consideration to a Trust

5. Partial Interest: Percentage being transferred: _____ %

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: Courtney R. Shepler Capacity: Grantor

Signature: [Signature] Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Courtney R. Shepler, et al**
 Address: **431 Mosley Avenue**
 City: **Alameda**
 State: **California** Zip: **94501**

Print Name: **JTCS Trust**
 Address: **431 Mosley Avenue**
 City: **Alameda**
 State: **California** Zip: **94501**

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: uDeed, LLC
 Address: 9041 S. Pecos Road, Suite 3900
 City, State, Zip: Henderson, NV 89074

Escrow #: _____

(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED)