

DOUGLAS COUNTY, NV

2016-882931

RPTT:\$1072.50 Rec:\$17.00

\$1,089.50 Pgs=4

06/21/2016 01:31 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1220-22-110-066

RPTT: \$1,072.50

Recording Requested By:

Western Title Company

Escrow No.: 080227-WLD

When Recorded Mail To:

Donald I. Kelly and Barbara J.

Kelly

749 Mammoth Way

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



Wendy Dunbar

Escrow Officer

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**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,

Michael Thain, Sole Successor Trustee of The Thain Family Trust Dated October 2, 1996

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

Donald I. Kelly and Barbara J. Kelly, husband and wife as joint tenants with right of survivorship

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 150, of GARDNERVILLE RANCHOS UNIT NO. 5, according to the map thereof on file in the Records of the County Recorder of Douglas County, Nevada.

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

Dated: 06/17/2016

The Thain Family Trust

Michael Thain  
By: Michael Thain, Sole Successor Trustee

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_ } ss

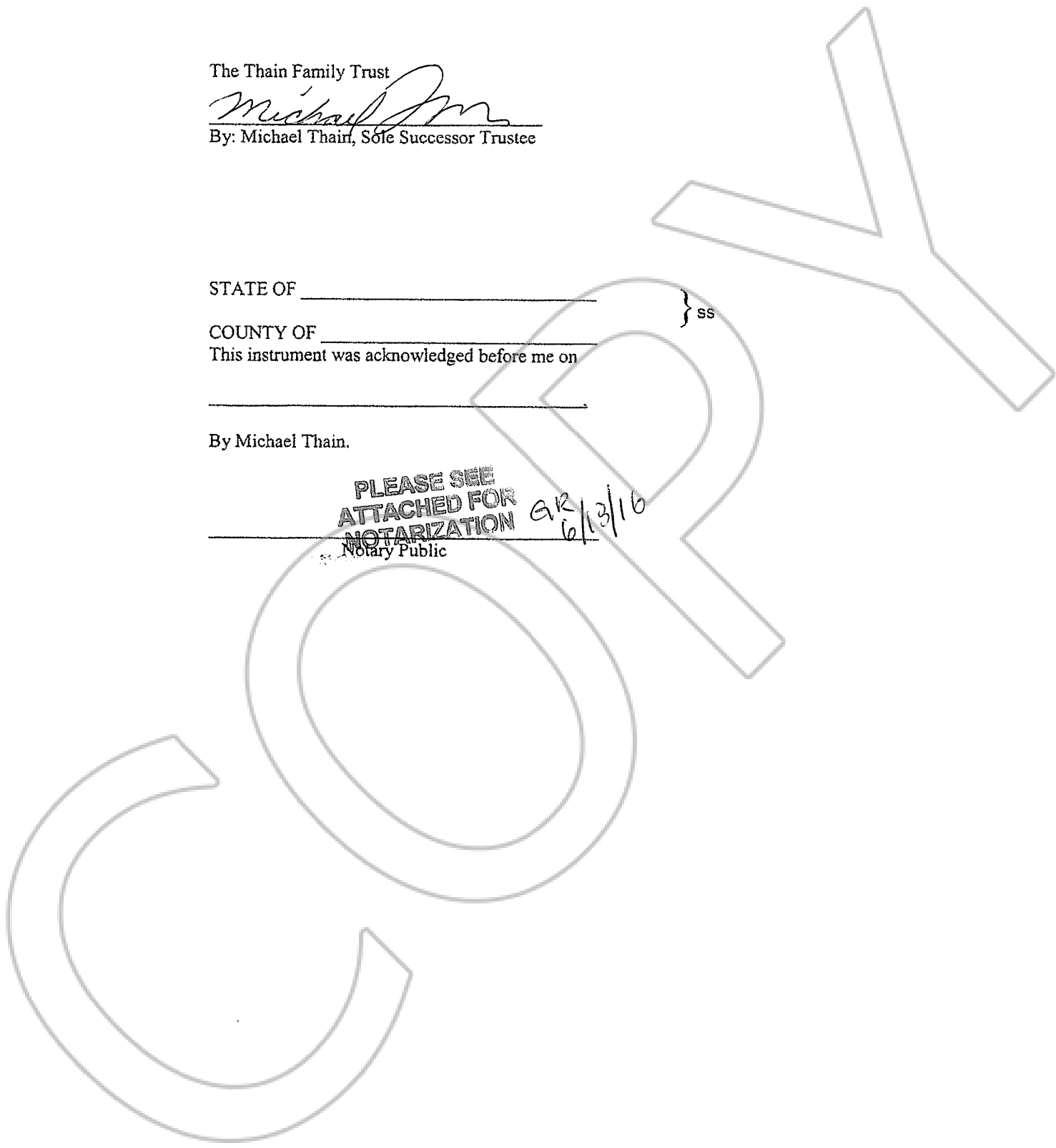
This instrument was acknowledged before me on

\_\_\_\_\_

By Michael Thain.

PLEASE SEE  
ATTACHED FOR  
NOTARIZATION  
Notary Public

GR  
6/3/16



# CALIFORNIA ALL PURPOSE 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 }

COUNTY OF BUTTE }

On 6/18/16 before me, GABRIELA REISZ Notary  
Date Insert Name and Title of the officer

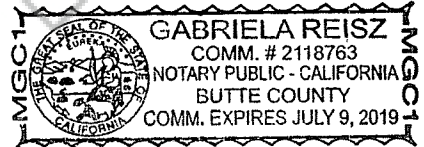
Public, personally appeared Michael Thain

*Name(s) of Signer(s)*

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: [Handwritten Signature]

### OPTIONAL

*Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.*

### Description of Attached Document

Title or Type of Document: Grant deed Document Date: 6/18/16

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signers Name: \_\_\_\_\_

Corporate Officer - Title(s) \_\_\_\_\_

Partner -  Limited  General \_\_\_\_\_

Individual  Attorney in Fact \_\_\_\_\_

Trustee  Guardian or Conservator \_\_\_\_\_

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signers Name: \_\_\_\_\_

Corporate Officer - Title(s) \_\_\_\_\_

Partner -  Limited  General \_\_\_\_\_

Individual  Attorney in Fact \_\_\_\_\_

Trustee  Guardian or Conservator \_\_\_\_\_

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-22-110-066

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:              | \$275,000.00 |
| Deed in Lieu of Foreclosure Only (value of property) | ( _____ )    |
| Transfer Tax Value:                                  | \$275,000.00 |
| Real Property Transfer Tax Due:                      | \$1,072.50   |

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section  
 b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %

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 <u>Michael J...</u> | Capacity <u>CONSERVATOR OF ANTS THAIN TRUSTEE OF THAIN FAMILY TRU</u> |
| Signature _____               | Capacity _____  |

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: The Thain Family Trust Dated October 2, 1996  
 Address: 9555 Reo CT.  
 City: Durham  
 State: CA Zip: 95938

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Donald I. Kelly and Barbara J. Kelly  
 Address: 749 Mammoth Way  
 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. #: 080227-WLD