

DOUGLAS COUNTY, NV
RPTT:\$2515.50 Rec:\$16.00
\$2,531.50 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2016-883590

06/30/2016 01:00 PM

APN# : 1419-11-002-050
RPTT: \$2,515.50

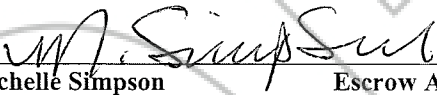
Recording Requested By:
Western Title Company
Escrow No.: 080636-ARJ

When Recorded Mail To:
Richard A. Reynolds
Linda M. Welch-Reynolds
3423 Bernese Court
Carson City, NV 89705

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


Michelle Simpson Escrow Assistant

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,

Rondell K. Valentine, Trustee of the R.K. Valentine Family Revocable Trust, dated May 12, 2015

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

Richard A. Reynolds and Linda M. Welch-Reynolds, 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 Carson City, 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 58 of ALPINE VIEW ESTATES NO. 3, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 16, 1973, in Book 473, Page 467 as Document No. 65319.

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

Dated: 06/22/2016

The R.K. Valentine Family Revocable Trust, dated May 12, 2015

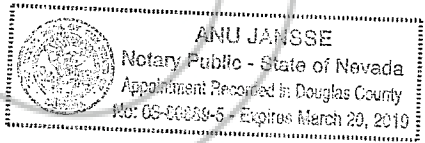
Rondell K Valentine
Rondell K. Valentine, Trustee

STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on

June 27, 2016

By Rondell K. Valentine.

Anu Jansse
Notary Public



Anu Jansse
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80889-5 - Expires March 20, 2019

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1419-11-002-050

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: \$645,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$645,000.00
 Real Property Transfer Tax Due: \$2,515.50

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 M. Sinfers Capacity ESCROW ASSISTANT
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Rondell K. Valentine, Trustee of the R.K. Valentine Family Revocable Trust, dated May 12, 2015
Address: 19230 Antenor St
City: Mandeville
State: LA **Zip:** 70471

Print Name: Richard A. Reynolds and Linda M. Welch-Reynolds
Address: 3423 Bernese Court
City: Carson City
State: NV **Zip:** 89705

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. #: 080636-ARJ