

DOUGLAS COUNTY, NV
RPTT:\$2437.50 Rec:\$17.00
\$2,454.50 Pgs=4
ETRCO, LLC
KAREN ELLISON, RECORDER

2016-884437

07/15/2016 03:11 PM

APN# : 1320-02-002-036
RPTT: \$2,437.50

Recording Requested By:

Western Title Company

Escrow No.: 078547-CAL

When Recorded Mail To:

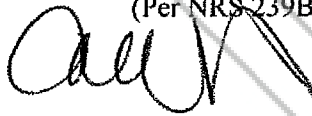
Ryan Wagoner and Leanne
Wagoner

1717 Devon Court
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

Carrie Lindquist

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,

John W. Terveer, Trustee of The John W. Terveer Trust dated March 11, 2015

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

Ryan Wagoner and Leanne Wagoner, husband and wife as joint tenants


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:

See attached Exhibit A

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

Dated: 07/07/2016

The John W. Terveer Trust dated March 11, 2015


By John W. Terveer, Trustee

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

July 7, 2016

By: John W. Terveer

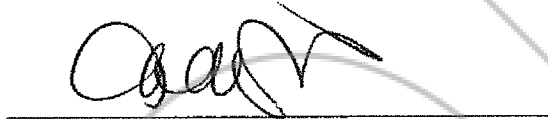

Notary Public



EXHIBIT "A"

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

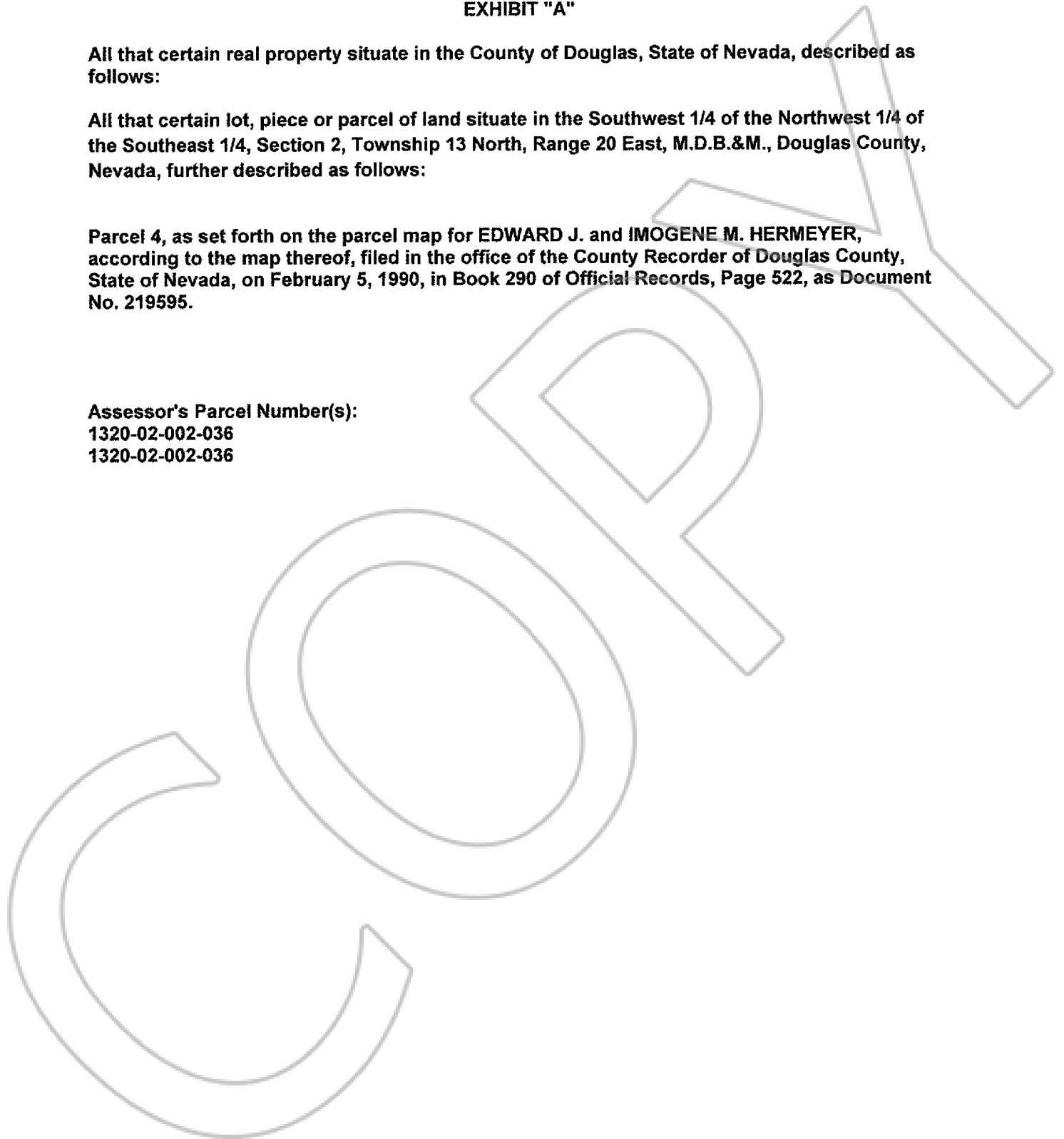
All that certain lot, piece or parcel of land situate in the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4, Section 2, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, further described as follows:

Parcel 4, as set forth on the parcel map for EDWARD J. and IMOGENE M. HERMEYER, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 5, 1990, in Book 290 of Official Records, Page 522, as Document No. 219595.

Assessor's Parcel Number(s):

1320-02-002-036

1320-02-002-036



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-02-002-036

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: \$625,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$625,000.00
 Real Property Transfer Tax Due: \$2,437.50

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 [Signature] Capacity Grantee
 Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: The John W. Terveer Trust dated March 11, 2015
 Address: 333 N. Curry Street #B
 City: Carson City
 State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Ryan Wagoner and Leanne Wagoner
 Address: 1717 Devon Court
 City: Minden
 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: Carson Office
2310 S. Carson St, Suite 5B
 City/State/Zip: Carson City, NV 89701

Esc. #: 078547-CAL