

DOUGLAS COUNTY, NV
RPTT:\$2554.50 Rec:\$19.00
\$2,573.50 Pgs=6
ETRCO, LLC
KAREN ELLISON, RECORDER

2016-884783

07/22/2016 08:20 AM

APN#: 1318-16-810-050
RPTT- \$2,554.50
ESCROW NO 81614-PAH
Recording Requested By:
Western Title Company, Inc.
Escrow No.: 081614-PAH

When Recorded Mail To:
John Glavin
McDonald Carano Wilson, LLP
PO BOX 2670
Reno, Nevada 89505

Mail Tax Statements to: (deeds only)
Patrick Joseph Deming
320 North Saltair Ave
Los Angeles, Ca 90049

This document is being
recorded as an
accommodation only.

(space above for Recorder's use only)

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



P HANSON

ESCROW OFFICER

GRANT, BARGAIN AND SALE DEED

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

APN: 1318-16-810-050

RPTT \$2,554.50

ESCROW 81614PAH
Recording Requested by:

John B. Galvin

McDonald Carano Wilson, LLP

Post Office Box 2670

Reno, Nevada 89505

Mail Future Tax Statements To:

Patrick Joseph Deming

320 North Saltair Ave.

Los Angeles, CA 90049

The undersigned hereby affirms that this document, including any exhibits, hereby submitted for recording **DOES** contain the personal information of a person or persons per N.R.S. 239B.030(2)(a). See SSN on death certificate to be redacted.

GRANT, BARGAIN AND SALE DEED

PATRICK JOSEPH GROVE DEMING, JOHN DAVID DEMING and JOHN J. FRANKOVICH aka JOHN FRANKOVICH, Co-Trustees of THE DEMING FAMILY TRUST established the 14th day of October, 1986, as revised and restated on April 24, 2004, does hereby grant, bargain, sell, and convey unto VASUDHA KATHLEEN DEMING, a single woman, as to an undivided Twenty-Five percent (25%) interest and to PATRICK JOSEPH GROVE DEMING and BARBARA BOULTINGHOUSE DEMING as Co-Trustees of the PATRICK JOSEPH GROVE DEMING AND BARBARA BOULTINGHOUSE DEMING FAMILY LIVING TRUST, as to an undivided Seventy-Five percent (75%) interest, as tenants in common, all its right, title and interest in and to that certain real property situate in the County of Douglas, State of Nevada, commonly

known as 465 Elks Avenue, Zephyr Cove, Douglas County, Nevada, and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATED: This 14 day of July, 2016.

THE DEMING FAMILY TRUST


PATRICK JOSEPH GROVE DEMING
Co-Trustee


JOHN DAVID DEMING, Co-Trustee


JOHN FRANKOVICH, Co-Trustee

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

On this 15th day of July, 2016, personally appeared before me, a notary public, JOHN FRANKOVICH, personally known (or proved) to me to be the person whose name is subscribed to the above instrument, who acknowledged that he executed the instrument in the capacity indicated at the signature point.

Kathleen L. Morris
Notary Public



EXHIBIT "A"
LEGAL DESCRIPTION
465 Elks Avenue, Zephyr Cove
Douglas County, Nevada

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

Lot 121, of the **ELKS SUBDIVISION PLAT**, according to the official map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on May 5, 1927 and as shown on the Amended Plat of the Elks Subdivision, on January 5, 1928 and as shown on the Second Amended Plat of the Elks Subdivision, on June 5, 1952, as Document No. 8537.

APN: 1318-16-810-050

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1318-16-810-050

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: \$655,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$655,000.00
 Real Property Transfer Tax Due: 2,554.50

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 John Frankson Capacity Trustee - Seller/Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: The Deming Family Trust established the 14th day of October 1986, as revised on April 24,2004
 Address: 4320 Slide Mountain Circle
 City: Reno
 State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Patrick Joseph Grove Deming and Barbara Boultinghouse Deming Family Living Trust
 Address: 320 North Saltair
 City: Los Angeles
 State: CA Zip: 90049

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Kietzke Office
5390 Kietzke Ln Suite 101
 City/State/Zip: Reno, NV 89511

Esc. #: 081614-PAH