DOUGLAS COUNTY, NV

RPTT:\$2554.50 Rec:\$19.00

\$2,573.50 Pgs=6

2016-884783

07/22/2016 08:20 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

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
RESCROW 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 H day of July, 2016.

THE DEMING FAMILY TRUST

PATRICK JOSEPH GROVE DEMING

Co-Trustee

JOHN VID DEMING, Co-Trustee

JOHN FRANKOVICH, Co-Trustee

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 LOS ANGELES	: ss.)			7 /
On Duly 14 Public, personally appeared PATRI on the basis of satisfactory evidence within instrument and acknowledge capacity, and that by his signature of which the person acted, executed	ce to be the po ed to me that I on the instrume	erson whose name ne executed the sa ent the person, or t	e is subscribed ame in his aut	d to the thorized
I certify under PENALTY O that the foregoing paragraph is true)F PERJURY υ and correct.	inder the laws of t	he State of Ca	lifornia
WITNESS my hand and official sea	ıl.	\		
Dougla Krielo Notary Public		€ M	DOUGLAS KRI Commission # 20 Notary Public - Ci Los Angeles Co y Comm. Expires Fe	055630 C alifornia S ounty S
STATE OF NEVADA) : ss.				
COUNTY OF WASHOE)				
On this 15 day of July, 20	016 nersonally	anneared before	me a notom	nublic

On this 15 day of July, 2016, personally appeared before me, a notary public, JOHN DAVID DEMING, 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.

CHRISTINE O'BRIEN
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 01-66730-2 - Expires April 18, 2017

Notary Public

STATE OF NEVADA) : ss. COUNTY OF WASHOE)

On this 15 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.

Notary Public

KATHLEEN L. MORRIS
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 93-0692-2 - Expires December 16, 2016

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

5390 Kietzke Ln Suite 101

						/\		
1.	Assessors Parcel Number(s a) 1318-16-810-050)		,				
2.	Type of Property:		FOR RE	CORDERS OP	TIONA	I TISE ONLY		
	a) Vacant Land	b) Single Fam. Res.	DOCUME	NT/INSTRUMEN	Σ Α·ΟΙ \ Α\ Γ #•	L USE UNLY		
	c) Condo/Twnhse	d) □ 2-4 Plex	воок	PAC				
	e) 🗆 Apt. Bldg	f) Comm'l/Ind'l		RECORDING:	IL .			
	g) Agricultural	h) ☐ Mobile Home	NOTES:					
	i) 🗆 Other	·						
3.	Tatal Material Colons	An.						
J.	Total Value/Sales Price of	f Property:	\$655,0	00.00				
prop	Deed in Lieu of Foreclose erty)	are Only (value of	/(/		l.			
FF	Transfer Tax Value:	/	\$655 O	20.00				
	Real Property Transfer Ta	ax Due:	\$655,00 2,554.5		·			
	1 7	240,	2,354.5	0	 			
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 ar 375.110, that the informatio supported by documentation parties agree that disallowar result in a penalty of 10% of	if called upon to substantice of any claimed exemption the tax due plus interest:	e best of th tiate the inf tion, or othe at 1% per n	eir information and formation provide for determination of fonth.	nd belie d herein of addit	f, and can be 1. Furthermore, the ional tax due, may		
Purs	suant to NRS 375.030, the I	Buyer and Seller shall be	jointly an	d severally liable	e for an	y additional amount		
	ature John to	· Nauna		/	< 1	1 · Carriaba		
	ature	marker of	Capacity Capacity	Trustee -		LAN MUMBE		
- 7	/		Capacity_					
	SELLER (GRANTOR) INF	ORMATION	BUYER	(GRANTEE) INF	ORMA	TION		
	(REQUIRED)	^	(REQUI)			11014		
Prin	<i>B</i> =	Trust established the	Print Name	: Patrick Joseph	Grove	Deming and		
Nam	April 24,2004	1986, as revised on		Barbara Boult		e Deming Famly		
Addı		n Cirole	A . A . T	Living Trust		**************************************		
City:			Address: City:	320 North Sal	air			
State			State:	Los Angeles CA	7:	00040		
			reality,	<u></u>	_ Zip:	90049		
<u>COM</u>	IPANY/PERSON REQUES	TING RECORDING						
- 1	(required if not the seller or buye	r)						
Print Addr	Name: eTRCo, LLC. On beha	alf of Western Title Compa	ny	Esc. #: <u>081614-P</u> /	<u>AH</u>			

City/State/Zip: Reno, NV 89511

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