

DOUGLAS COUNTY, NV

2016-884934

RPTT:\$2301.00 Rec:\$16.00

\$2,317.00 Pgs=3

07/26/2016 09:04 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1320-36-002-033

RPTT: \$2,301.00

Recording Requested By:

Western Title Company

Escrow No.: 081086-TEA

When Recorded Mail To:

G. Wayne Curtis

Christine Curtis

70 IRIS AVE

San Francisco CA

94118

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 _____


Traci Adams

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,

David G. Spaulding and Toni E. Spaulding, Co-Trustees of the Spaulding Family Trust u/d/t May 28, 2009

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

G. Wayne Curtis and Christine C. Curtis, 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:

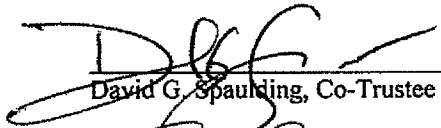
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 5, in Block A, as shown on the map of WILDFLOWER RIDGE SUBDIVISION, UNIT NO. 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 4, 1991, in book 691, Page 338, as Document No. 252076.

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

Dated: 07/05/2016

The Spaulding Family Trust u/d/t May 28, 2009

 - Co-Trustee
David G. Spaulding, Co-Trustee

 Co-Trustee
Toni E. Spaulding, Co-Trustee

STATE OF Nevada

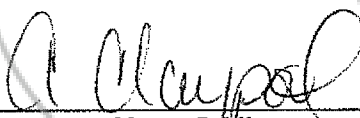
COUNTY OF Douglas

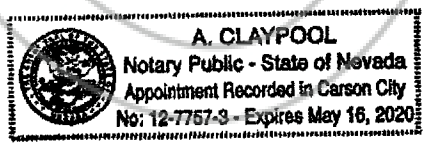
} ss

This instrument was acknowledged before me on

July 13, 2016

By David G. Spaulding and Toni E. Spaulding.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 1320-36-002-033

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:

\$590,000.00

Deed in Lieu of Foreclosure Only (value of property)

(

Transfer Tax Value:

\$590,000.00

Real Property Transfer Tax Due:

\$2,301.00

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 _____
Signature _____

Capacity Grantor
Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: David G. Spaulding and Toni E. Spaulding, Co-Trustees of the Spaulding Family Trust u/d/t May 28, 2009
Address: 10600 Foxberry Park Drive
City: Reno
State: NV Zip: 89521

Print Name: G. Wayne Curtis and Christine Curtis
Address: _____
City: San Francisco
State: CA Zip: 94118

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. #: 081086-TEA