

DOUGLAS COUNTY, NV

2016-885686

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

08/09/2016 12:30 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

E05

APN# : 1320-33-816-047

RPTT: \$0.00

Recording Requested By:

Western Title Company

Escrow No.: 080298-WLD

When Recorded Mail To:

Sarah Johnstone

1425 Cheddington Circle

Gardnerville, NV 89410

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 _____

Wendy Dunbar

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,

Scott Andrew Johnstone and Lorna Johnstone, husband and wife as joint tenants

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

Sarah Johnstone, a single woman

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 36 in Block B as set forth on the Final Subdivision Map No. 1006-111 for CHICHESTER ESTATES PHASE 11, filed in the office of the County Recorder of Douglas County, Nevada and recorded December 27, 2002, in Book 1202, Page 12732, as Document No. 562225, and by Certificate of Amendment recorded March 27, 2003 in Book 303, Page 13037, as Document No. 571430, Official Records of Douglas County, Nevada.

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

Dated: 08/05/2016

Scott Andrew Johnstone
Scott Andrew Johnstone

Lorna Johnstone
Lorna Johnstone

STATE OF Nevada }
COUNTY OF Douglas } ss

This instrument was acknowledged before me on
August 5, 2010

By Scott Andrew Johnstone and Lorna Johnstone.

[Signature]
Notary Public

 WENDY DUNBAR
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 02-79065-5 - Expires December 18, 2016

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1320-33-816-047

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: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Parents to daughter

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 Escrow
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Scott Andrew Johnstone and Lorna Johnstone
 Address: 1918 Tedsen Lane
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Sarah Johnstone
 Address: 1425 Cheddington Circle
 City: Gardnerville
 State: NV Zip: 89410

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. #: 080298-WLD