

DOUGLAS COUNTY, NV

**2016-886130**

RPTT:\$304.20 Rec:\$17.00

\$321.20 Pgs=4

08/15/2016 03:41 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1022-07-002-011

RPTT: \$304.20

Recording Requested By:

Western Title Company

Escrow No.: 082282-ARJ

When Recorded Mail To:

Mark W. Gaffko

Donna R. Gibbs-Gaffko

428 South B Street

Lompoc, CA 93436

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 \_\_\_\_\_

*M. Simpson*  
Michelle Simpson

Escrow Assistant

**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,

Clifford L. Flannery and Janet L. Flannery, as Trustees of The Flannery Family Trust Dated October 7, 1993

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

Mark W. Gaffko and Donna R. Gibbs-Gaffko, 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:

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: 08/11/2016

The Flannery Family Trust Dated October 7, 1993

Clifford L. Flannery  
Clifford L. Flannery, Trustee

Janet L. Flannery  
Janet L. Flannery, Trustee

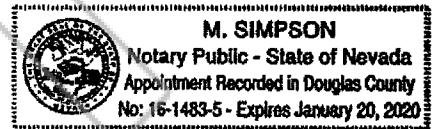
STATE OF Nevada

COUNTY OF Douglas } ss

This instrument was acknowledged before me on  
August 15, 2010

By Clifford L. Flannery and Janet L. Flannery.

M. Simpson  
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, parcel or portion of land situate, lying and being within the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 10 North, Range 22 East, M.D.B. & M., Douglas County, Nevada and more particularly described as follows:**

**PARCEL 1:**

**All that portion of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 10 North, Range 22 East, M.D.B. & M., lying Southwesterly of the Southwesterly right-of-way line U.S. Highway 395.**

**Reference is made to the Record of Survey of the Curtis/Harlan Boundary Line Adjustment filed for record in Book 494 at Page 699, as Document No. 334205.**

**PARCEL 2:**

**A non-exclusive right-of-way and easement for a roadway, access and utility purposes on, over, under, across and through a strip of land the uniform width of twenty feet inside of and parallel to the boundary line bounding the Northerly boundary of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 10 North, Range 22 East, M.D.B. & M., Douglas County, Nevada.**

**\*IN COMPLIANCE WITH NEVADA REVISED STATUE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 20, 1994, BOOK 0694, PAGE 3401, AS FILE NO. 340029, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

**Assessor's Parcel Number(s):  
1022-07-002-011**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1022-07-002-011

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: \$78,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$78,000.00  
 Real Property Transfer Tax Due: \$304.20

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 M. Simpson Capacity escrow Assistant  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

**Print Name:** Clifford L. Flannery and Janet L. Flannery, as Trustees of The Flannery Family Trust Dated October 7, 1993  
**Address:** 1060 Lydia Lane  
**City:** Placerville  
**State:** CA                      **Zip:** 95667

**Print Name:** Mark W. Gaffko and Donna R. Gibbs-Gaffko  
**Address:** 428 South B Street  
**City:** Lompoc  
**State:** CA                      **Zip:** 93436

**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. #:** 082282-ARJ