

DOUGLAS COUNTY, NV
RPTT:\$1657.50 Rec:\$16.00
\$1,673.50 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2016-886356

08/19/2016 12:15 PM

APN#: 1319-03-414-009
RPTT: \$1,657.50

Recording Requested By:
Western Title Company

Escrow No.: 081617-TEA

When Recorded Mail To:

James G. Lee Jr.
Kathryn L. Lee
PO Box 1233
Genoa, NV
89411

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,

John W. McGee and Sylvia J. McGee, Trustees of the McGee Living Trust dated September 4, 1996
and to the heirs and assigns of such Grantee forever

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

James G. Lee and Kathryn L. Lee, 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 Genoa, County of Douglas State of Nevada bounded and described as follows:

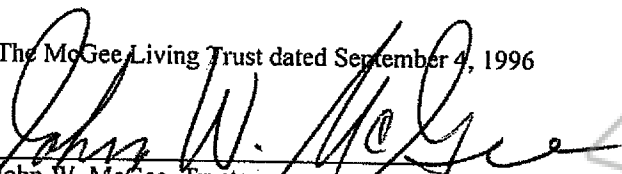
All that certain real property situate in the County of Douglas, State of Nevada,
described as follows:

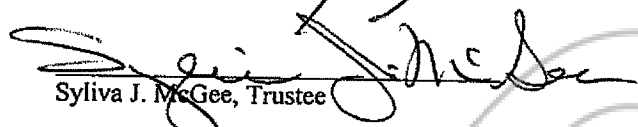
Lot 8, in Block D as set forth on the Final Map for HIGH MEADOWS UNIT NO. 2,
GENOA LAKES PHASE 4, a Planned Unit Development recorded June 24, 2002 in
Book 602 of Official Records at Page 7600, Douglas County, Nevada as Document No.
545421.

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

Dated: 07/26/2016

The McGee Living Trust dated September 4, 1996


John W. McGee, Trustee


Sylvia J. McGee, Trustee

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.

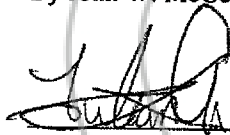
STATE OF California

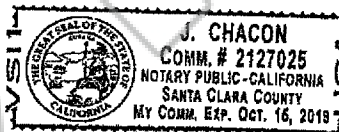
COUNTY OF Santa Clara } ss

This instrument was acknowledged before me on

July 29th 2016

By John W. McGee and Sylvia J. McGee


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1319-03-414-009

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: \$425,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$425,000.00
 Real Property Transfer Tax Due: \$1,657.50

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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 *A. Clapp* Capacity *Agent*
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: John W. McGee and Sylvia J. McGee, Trustees of the McGee Living Trust dated September 4, 1996 and to the heirs and assigns of such Grantee forever
 Address: 13550 Sycamore Ave.
 City: Morgan Hill
 State: CA Zip: 95037

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: James G. Lee Jr. and Kathryn L. Lee
 Address: PO Box 1233
 City: Genoa
 State: NV Zip: 89411

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. #: 081617-TEA