

DOUGLAS COUNTY, NV

2016-886790

RPTT:\$2242.50 Rec:\$16.00

\$2,258.50 Pgs=3

08/29/2016 02:45 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1022-29-601-001

RPTT: \$2,242.50

Recording Requested By:

Western Title Company

Escrow No.: 081230-TEA

When Recorded Mail To:

Charles Edward Carroll

Ann Brooks Carroll

1885 Austin St.

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 \_\_\_\_\_

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,

Victor L. Wilson and Betty Jean Wilson, Trustees of The Victor L. and Betty Jean Wilson Family Trust dated February 5, 2001

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

Charles Edward Carroll and Ann Brooks Carroll, as Trustees of The Carroll Trust dated April 19, 2004

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:

Being a portion of the South 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 29, Twonship 10 North, Range 22 East, M.C.B.&M., more particularly described as follows:

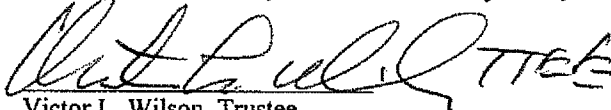
Parcel No. 1, as set forth on that certain Parcel Map for VIC WILSON, filed for record in the office of the County Recorder of Douglas County, Nevada, on September 9, 1982, in Book 982, Page 335, as Document No. 70805.

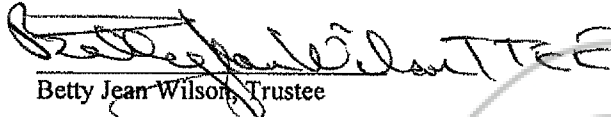
TOGETHER WITH an appurtenant perpetual easement and right of way for public road and incidental purposes, as granted to the County of Douglas, in Easement Deed recorded October 29, 1981, in Book 1081, Page 1205, as Document No. 61412, Official Records.

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

Dated: 07/28/2016

The Victor L. and Betty Jean Wilson Family Trust, Dated February 5, 2001

  
Victor L. Wilson, Trustee

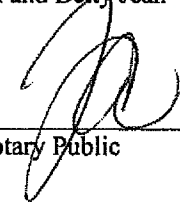
  
Betty Jean Wilson, Trustee

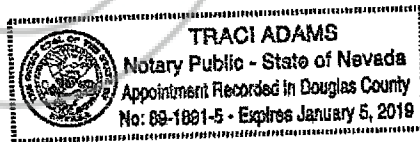
STATE OF Nevada

COUNTY OF Douglas } ss

This instrument was acknowledged before me on  
August 4, 2016.

By Victor L. Wilson and Betty Jean Wilson.

  
\_\_\_\_\_  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1022-29-601-001

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: \$575,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$575,000.00  
 Real Property Transfer Tax Due: 2,242.50

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. Clayton Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Victor L. Wilson and Betty Jean Wilson, Trustees of The Victor L. and Betty Jean Wilson Family Trust dated February 5, 2001  
 Address: 1885 Austin Street  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Charles Edward Carroll and Ann Brooks Carroll, as Trustees of The Carroll Trust dated April 19, 2004  
 Address: 1885 Austin St.  
 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. #: 081230-TEA