

DOUGLAS COUNTY, NV
RPTT:\$1111.50 Rec:\$17.00
\$1,128.50 Pgs=4
ETRCO, LLC
KAREN ELLISON, RECORDER

2016-887432

09/12/2016 11:55 AM

APN# : 1320-29-111-019
RPTT: \$1,111.50

Recording Requested By:
Western Title Company
Escrow No.: 082934-WLD
When Recorded Mail To:
Ondarea, LLC, a Nevada limited
liability company
2315 Hwy 395
Minden, NV 89423

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,

Michael D. Taylor and Beryl E. Taylor, Trustees of The Taylor Family Trust dated January 28, 2014

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

Ondarea, LLC, a Nevada limited liability company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, 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: 09/08/2016

The Taylor Family Trust

MD
By: Michael D. Taylor, Trustee

Beryl E Taylor
By: Beryl E. Taylor, Trustee

STATE OF *Nevada* } ss

COUNTY OF *Douglas*

This instrument was acknowledged before me on

September 12, 2016

By Michael D. Taylor and Beryl E. Taylor.

Sherry Ackermann
Notary Public

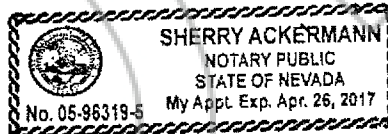


EXHIBIT "A"

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

PARCEL 1:

Unit 320 as shown on that certain Record of Survey filed for record in the office of the County Recorder of Douglas County, Nevada on June 9, 1997 in Book 697, at Page 1495 as Document No. 414454, Official Records being a Boundary Line Adjustment of the Final Map No. 1008-7A for WINHAVEN, UNIT NO. 7, PHASE A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, Nevada, on November 17, 1995, in Book 1195, Page 2675, Document No. 374950, Official Records.

PARCEL 2:

A non-exclusive easement for use, enjoyment, ingress and egress over the Common Area as set forth in Declaration of Covenants, Conditions and Restrictions recorded September 28, 1990, in Book 990, Page 4348, as Document No. 235644, Official Records.

**Assessor's Parcel Number(s):
1320-29-111-019**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1320-29-111-019

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: \$285,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$285,000.00
 Real Property Transfer Tax Due: \$1,111.50

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 [Signature] Capacity Grantor
 Signature _____ Capacity _____

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

Print Name: The Taylor Family Trust dated January 28, 2014
 Address: 7251 Limonia Dr.
 City: Indian Lake
 State: FL Zip: 33855

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

Print Name: Ondarea, LLC, a Nevada limited liability company
 Address: 2315 Hwy 395
 City: Minden
 State: NV Zip: 89423

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. #: 082934-WLD