

DOUGLAS COUNTY, NV

2016-887713

RPTT:\$936.00 Rec:\$16.00

\$952.00 Pgs=3

09/19/2016 10:46 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1220-15-310-046

RPTT: \$936.00

Recording Requested By:

Western Title Company

Escrow No.: 082346-WLD

When Recorded Mail To:

Joshua J. Ricketts and Megan

Ricketts

867 Palisade Circle

Gardnerville, NV 89460

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,

Bruce Weylin Sanders and Cynthia Joan Sanders, Trustees of the Sanders Family Trust dated October 24, 1992

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

Joshua J. Ricketts and Megan Ricketts, husband and wife as community property 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:

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

Lot 14 in Block L, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 4, filed in the office of the County Recorder of Douglas County, Nevada, on April 10, 1967, in Map Book 1, Filing No. 35914.

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

Dated: 09/09/2016

The Sanders Family Trust

Bruce Weylin Sanders
By: Bruce Weylin Sanders, Trustee

Cynthia Joan Sanders
By: Cynthia Joan Sanders, Trustee

STATE OF Connecticut

COUNTY OF Tolland

} ss Vernon

This instrument was acknowledged before me on

September 12, 2016.

By Bruce Weylin Sanders and Cynthia Joan Sanders.

Anja Hoffmann
Notary Public

ANJA HOFFMANN
NOTARY PUBLIC
State of Connecticut
My Commission Expires Oct. 31, 2018

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-15-310-046

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: \$240,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$240,000.00
 Real Property Transfer Tax Due: \$936.00

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 Bruce Weylin Sanders Capacity Trustees/Grantor
 Signature Cynthia Joan Sanders Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Bruce Weylin Sanders and Cynthia Joan Sanders, Trustees of the Sanders Family Trust dated October 24, 1992
 Address: 4404 Consuelo Road
 City: Woodland Hills
 State: CA Zip: 91364

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Joshua J. Ricketts and Megan Ricketts
 Address: 867 Palisade Circle
 City: Gardnerville
 State: NV Zip: 89460

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. #: 082346-WLD