

16-

APN#: 1220-17-612-018
RPTT: \$1,521.00



KAREN ELLISON, RECORDER

Recording Requested By:
Western Title Company
Escrow No.: 082946-ARJ

When Recorded Mail To:
Rodney J Van Norman
Denise Van Norman
949 Sweetwater Dr.
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 Anu Jansse 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,

Philip Michael Bauer, Jr., Successor Trustee of The Philip Michael Bauer Living Trust, dated March 26, 1999

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

Rodney J. Van Norman and Denise E. Van Norman, as Trustees of The Van Norman Revocable Trust, U/D/T April 21, 2006

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 121, in Block C, as shown on the final map of PLEASANTVIEW PHASE 6, FINAL SUBDIVISION MAP NO. 1009-6, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on April 25, 1997, in Book 497, Page 4062, as Document No. 411306.

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

Dated: 09/21/2016

↙ The Philip Michael Bauer Living Trust, dated March 26, 1999

Philip M. Bauer, Jr.
Philip Michael Bauer, Jr., Successor Trustee

STATE OF Pennsylvania } ss

COUNTY OF Allegheny

This instrument was acknowledged before me on

Friday, Sept. 23, 2016.

By Philip Michael Bauer, Jr.

Micki L. Cantine
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Micki L. Cantine, Notary Public
Mt. Lebanon Twp., Allegheny County
My Commission Expires June 6, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-17-612-018

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: \$390,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$390,000.00
 Real Property Transfer Tax Due: \$1,521.00

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 _____ Capacity Escrow Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Philip Michael Bauer, Jr., Successor Trustee of The Philip Michael Bauer Living Trust, dated March 26, 1999

Address: 195 Main Entrance Dr.
City: Pittsburgh
State: PA **Zip:** 15228

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Rodney J Van Norman and Denise Van Norman, as Trustees of the Van Norman Revocable Living Trust, U/D/T April 21, 2006

Address: 949 Sweetwater Dr.
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. #: 082946-ARJ