

DOUGLAS COUNTY, NV

2016-889712

RPTT:\$986.70 Rec:\$16.00

\$1,002.70 Pgs=3

10/27/2016 09:27 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1420-07-511-002

RPTT: \$986.70

Recording Requested By:

Western Title Company

Escrow No.: 083843-DVS

When Recorded Mail To:

Todd Bachman and Lana L

Bachman

898 Meadow Vista Drive

Carson City, NV. 89705

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 \_\_\_\_\_



Dana Von Stetina

Escrow Officer

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**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,

Vincent M. Brooks Trustee and Nickey L. Brooks, Trustee of the Brooks Family Trust dated March 16, 2006

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

Todd Bachman and Lana L Bachman, ~~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 County of Douglas, State of Unknown bounded and described as follows:

Lot 17, in Block C, as shown on the Final Map of Vasley Vista Estates, Phase 1B filed for record in the Office of the Douglas County Recorder on June 2, 1995 in Book 695, Page 389 as Document No. 363386, 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: 09/26/2016

The Brooks Family Trust dated March 16, 2006

By: Vincent M. Brooks  
Vincent M. Brooks, Trustee

By: Nickey L. Brooks  
Nickey L. Brooks, Trustee

STATE OF Nevada

COUNTY OF Douglas

} ss

This instrument was acknowledged before me on  
September 26, 2016

By Vincent M. Brooks Trustee and Nickey L. Brooks,  
Trustee.

Dana Von Stetina  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 1420-07-511-002

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:

Deed in Lieu of Foreclosure Only (value of property)  
 Transfer Tax Value:  
 Real Property Transfer Tax Due:

\$ 252,800.00  
 (\$ 252,800.00)  
 \$ 986.70

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 \_\_\_\_\_  
 Signature Nickey L. Brooks Capacity Grantor

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Vincent M. Brooks Trustee and Nickey L. Brooks, Trustee  
 Address: 983 Ranchview Circle  
 City: Carson City  
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Todd Bachman and Lana L Bachman  
 Address: 898 Meadow Vista Drive  
 City: Carson City  
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Carson Office  
 2310 S. Carson St, Suite 5A  
 City/State/Zip: Carson City, NV 89701

Esc. #: \_\_\_\_\_