

APN# : 1220-12-210-035
RPTT: \$1,946.10

Recording Requested By:

Western Title Company

Escrow No.: 083207-TEA

When Recorded Mail To:

Jeffrey J. Regan

Amy A. Regan

1329 Hwy 395 N Ste 10-142

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,

Anna Marie Gherardi, Successor Trustee of the Gherardi Family Trust dated November 16, 1993

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

Jeffrey J. Regan and Amy A. Regan, 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 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:

Parcel 5-D as set forth on Parcel Map LDA 99-044 for Alton A. & Susan L. Anker and Harry and Billie Tedsen, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 1, 1999, in Book 1299, Page 144, as Document No. 481793, 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: 10/05/2016

The Gherardi Family Trust dated November 16, 1993

Anna Marie Gherardi
Anna Marie Gherardi, Successor Trustee

STATE OF NEVADA }
COUNTY OF WASHOE } ss
This instrument was acknowledged before me on
10.7.16

By Anna Marie Gherardi.

Diane S. Erickson

Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-12-210-035

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: \$499,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$499,000.00
 Real Property Transfer Tax Due: \$1,946.10

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 Jeffery J. Regan Capacity Grantor
 Signature Amy A. Regan Capacity Grantor

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name: Anna Marie Gherardi, Successor Trustee of the Gherardi Family Trust dated November 16, 1993
 Address: 1899 Tedsen Lane
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Jeffery J. Regan and Amy A. Regan
 Address: 1329 Hwy 395 N Ste 10-142
 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. #: 083207-TEA