

DOUGLAS COUNTY, NV

**2016-889942**

RPTT:\$585.00 Rec:\$17.00

\$602.00 Pgs=4

11/01/2016 10:37 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1420-07-110-007

RPTT: \$585.00

Recording Requested By:

Western Title Company

Escrow No.: 084034-TEA

When Recorded Mail To:

Leon Gardner

Barbara Shirley

P.O. Box 818

Genoa, NV 89411

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

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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,

Janus Baez-Ward, Trustee who acquired title as Janus Leta Baez as Trustee, of The Laurence William and Janus Leta Johnson Trust under Trust Agreement dated December 7, 2005

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

Leon Gardner and Barbara Shirley, 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 Carson City, 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 7, as shown on the map of VALLEY VIEW SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 12, 1958, in Book 4 of Maps, Page 17, as Document No. 13793.

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

Dated: 10/12/2016

<sup>ru</sup>  
The Lawrence William and Janus Leta Johnson Trust  
under Trust Agreement dated December 7, 2005

*Janus L Baez-Ward*  
Janus Baez-Ward, Trustee with acquired  
Title as Janus Leta Baez as Trustee

SEE ATTACHED FORM FOR  
NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ } ss

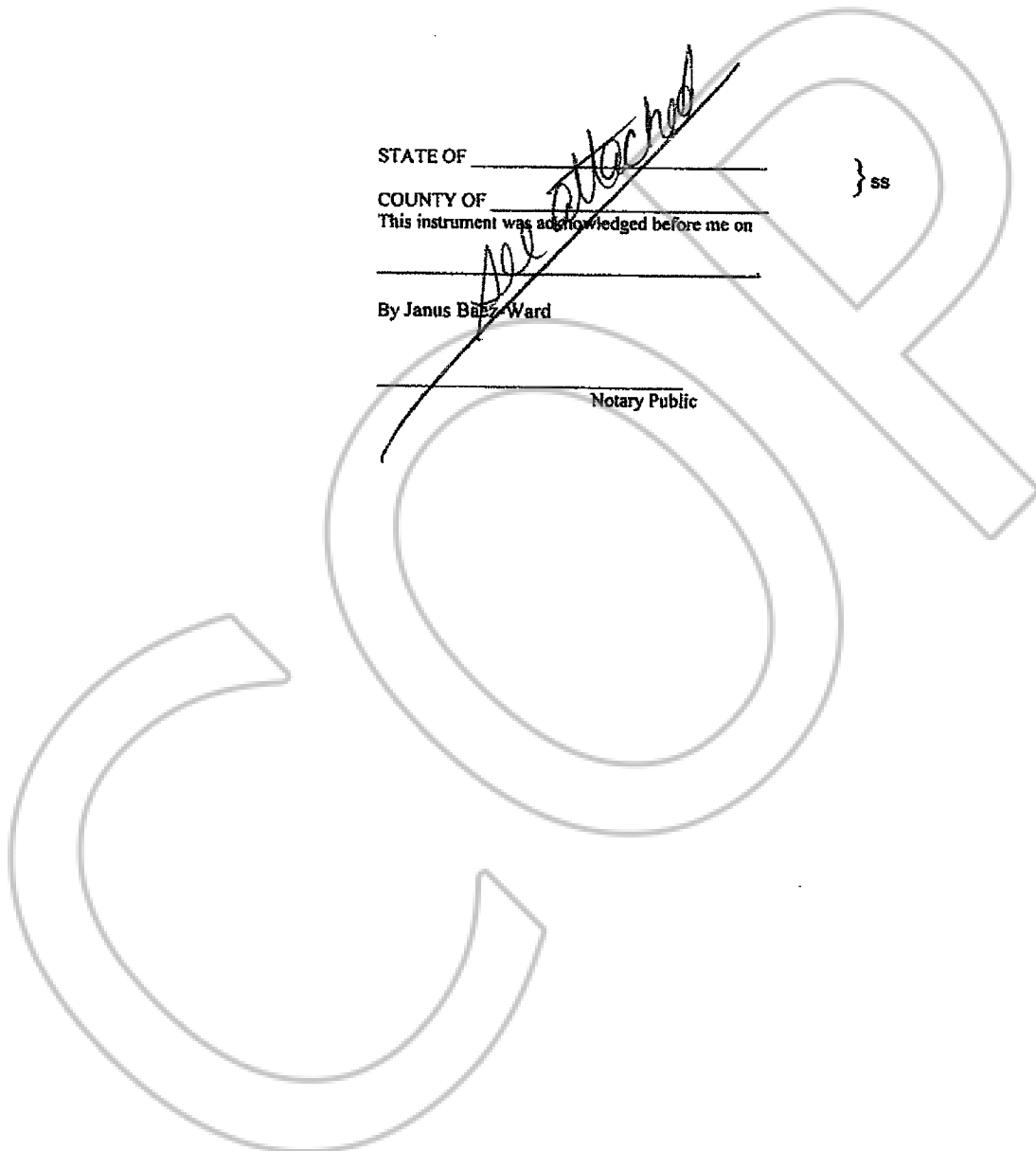
COUNTY OF \_\_\_\_\_ } ss

This instrument was acknowledged before me on

\_\_\_\_\_

By Janus Baez-Ward

\_\_\_\_\_  
Notary Public



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

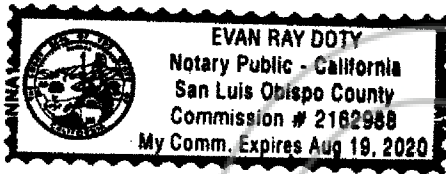
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Luis Obispo )  
On October 27, 2016 before me, Evan Ray Doty, Notary Public  
Date Here Insert Name and Title of the Officed  
personally appeared Janus Baez-Ward  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Evan Ray Doty  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1420-07-110-007

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: \$150,000.00  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
Transfer Tax Value: \$150,000.00  
Real Property Transfer Tax Due: \$585.00

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: Janus Baez-Ward, Trustee who acquired title as Janus Leta Baez as Trustee, of The Laurence William and Janus Leta Johnson Trust under Trust Agreement dated December 7, 2005

Address: 2690 Thoroughbred Place  
City: Arroyo Grande  
State: CA Zip: 93420

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

Print Name: Leon Gardner and Barbara Shirley

Address: P.O. Box 818  
City: Geneva  
State: NV Zip: 89411

**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. #: 084034-TEA