

APN#: 1220-21-510-079

RPTT: \$1,014.00

Recording Requested By:  
Western Title Company

Escrow No.: 083584-WLD  
When Recorded Mail To:  
Lorraine K. Baldwinson  
3660 Grant Dr. Apt. #150  
Reno, NV 89509

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,

Jeffrey W. Rowley, Successor Trustee of The Lyle D. Rowley Declaration of Trust dated April 4, 1991

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

Lorraine K. Baldwinson, an unmarried woman

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 312 of GARDNERVILLE RANCHOS UNIT NO. 6, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on May 29, 1973, as Document No. 66512.

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

Dated: 10/31/2016

The Lyle D. Rowley Declaration of Trust

Jeffrey W. Rowley  
Jeffrey W. Rowley, Successor Trustee

STATE OF Oklahoma

COUNTY OF Oklahoma

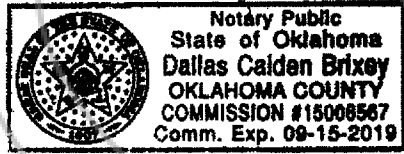
} ss

This instrument was acknowledged before me on

11 / 1 / 2016

By Jeffrey W. Rowley.

Dallas Caiden Brixey  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 1220-21-510-079

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: \$260,000.00

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

Transfer Tax Value: \$260,000.00

Real Property Transfer Tax Due: \$1,014.00

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 Jeffrey W. Rowley

Capacity Grantor

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

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

Print Name: Jeffrey W. Rowley, Successor Trustee of The Lyle D. Rowley Declaration of Trust dated April 4, 1991

Print Name: Lorraine K. Baldwinson

Address: 3808 Spyglass Road

Address: 3660 Grant Dr. Apt. #150

City: Oklahoma City

City: Reno

State: OK Zip: 73120

State: NV Zip: 89509

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 083584-WLD

Address: Douglas Office  
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410