

DOUGLAS COUNTY, NV **2016-890429**
RPTT:\$2262.00 Rec:\$16.00
\$2,278.00 Pgs=3 11/10/2016 11:01 AM
ETRCO, LLC
KAREN ELLISON, RECORDER

APN# : 1220-17-515-015

RPTT: \$2,262.00

Recording Requested By:

Western Title Company

Escrow No.: 083126-WLD

When Recorded Mail To:

James A. Nelson and Lynn K.

Nelson, Trustees of the Nelson

Family Trust, dated June 13, 2005

1158 North Fork Trail

Minden, NV 894723

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,

Catherine L. Davis also known of record as Catherine Davis, a married woman

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

James A. Nelson and Lynn K. Nelson, Trustees of the Nelson Family Trust, dated June 13, 2005

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 185, in Block A, as shown on the final map of PLEASANTVIEW SUBDIVISION PHASE 9, Final Map #LDA 00-027, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 17, 2001, in Book 901, Page 3761, as Document No. 522892, and by Certificate of Amendment recorded February 12, 2002, in Book 0202, Page 4226, as Document No. 0534615, Official Records of Douglas County, Nevada.

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

Dated: 11/02/2016

Catherine L. Davis
Catherine L. Davis

STATE OF Nevada

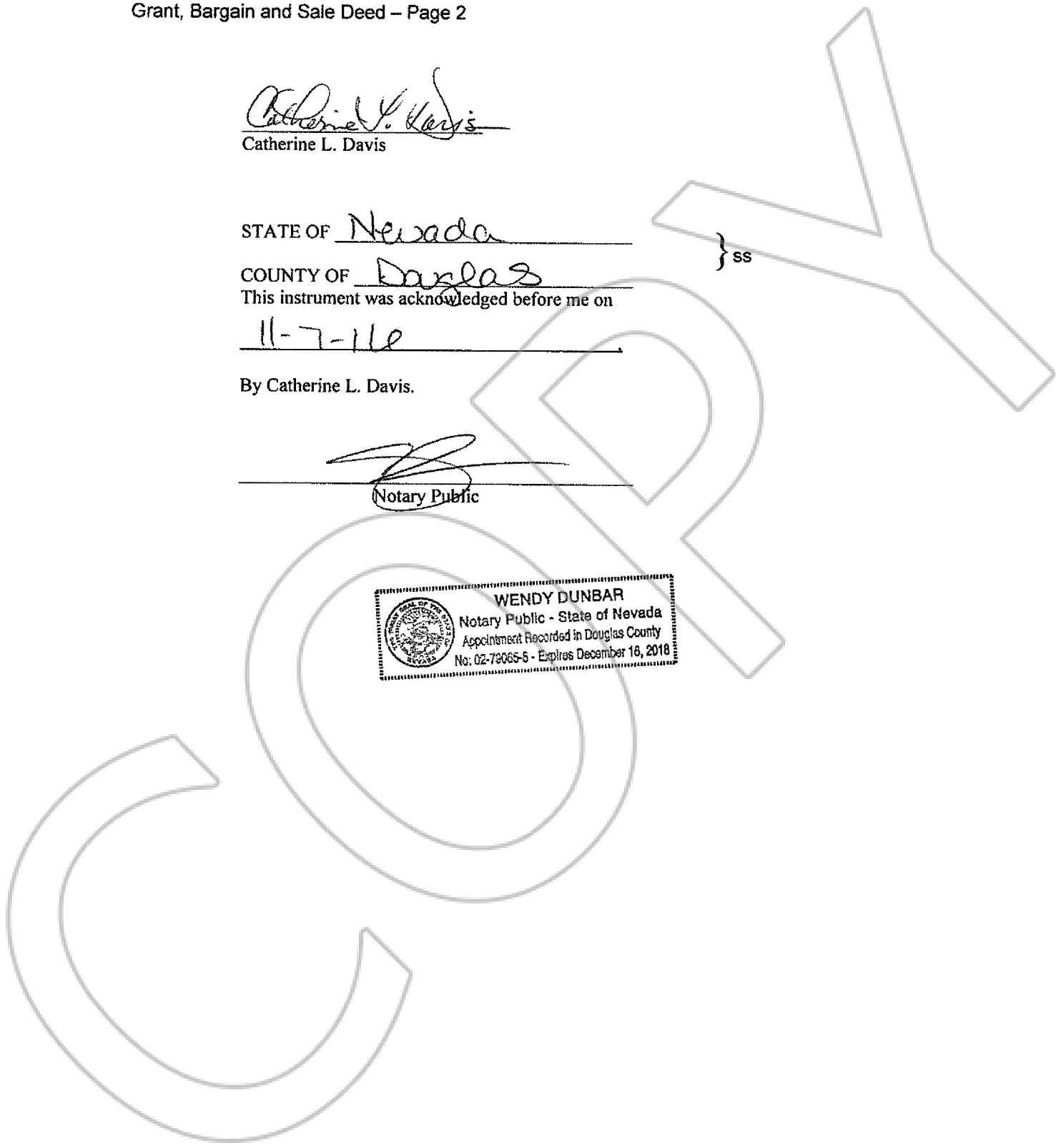
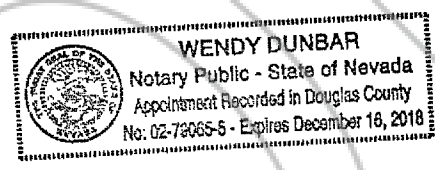
COUNTY OF Douglas

This instrument was acknowledged before me on

11-7-11

By Catherine L. Davis.

[Signature]
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-17-515-015

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: \$580,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$580,000.00
 Real Property Transfer Tax Due: \$2,262.00

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 Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Catherine L. Davis
 Address: P.O. Box 1526
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: James A. Nelson and Lynn K. Nelson, Trustees of the Nelson Family Trust, dated June 13, 2005
 Address: 1158 North Fork Trail
 City: Minden
 State: NV Zip: 894723

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. #: 083126-WLD