

DOUGLAS COUNTY, NV

2016-891608

RPTT:\$897.00 Rec:\$16.00

\$913.00 Pgs=3

12/05/2016 11:26 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1220-04-515-001

RPTT: \$897.00

Recording Requested By:

Western Title Company

Escrow No.: 084336-ARJ

When Recorded Mail To:

Robert Durant

Kathy Durant

1373 Waterloo Lane

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 _____

Michelle Simpson
Michelle Simpson

Michelle Simpson
Escrow Assistant

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,

David G. Bauer and Donna M. Bauer, as Trustees of the David G. and Donna M. Bauer Living Trust dated 2/1/99

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

Robert Durant and Kathy Durant, 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 real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 42, of Final Map of CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 3, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on September 15, 1971, in Book 2 of Maps, Page 257, as Document No. 54454.

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

Dated: 11/23/2016

The David G. and Donna M. Bauer Living Trust dated 2/1/99

David G. Bauer
David G. Bauer, Trustee

Donna M. Bauer
Donna M. Bauer, Trustee

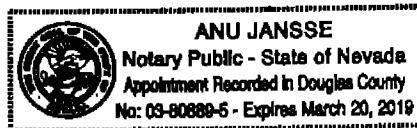
STATE OF Nevada } ss

COUNTY OF Douglas

This instrument was acknowledged before me on
November 28, 2016

By David G. Bauer and Donna M. Bauer.

Anu Jansse
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-04-515-001

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: \$230,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$230,000.00
 Real Property Transfer Tax Due: \$897.00

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 M. Simpson Capacity ESCROW ASSISTANT
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: David G. Bauer and Donna M. Bauer, as Trustees of the David G. and Donna M. Bauer Living Trust dated 2/1/99
Address: 1221 Sorensen Lane
City: Gardnerville
State: NV **Zip:** 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Robert Durant and Kathy Durant
Address: 1373 Waterloo Lane
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. #: 084336-ARJ