

DOUGLAS COUNTY, NV

2016-892004

RPTT:\$982.80 Rec:\$16.00

\$998.80 Pgs=3

12/13/2016 10:45 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1220-21-510-025

RPTT: \$982.80

Recording Requested By:

Western Title Company

Escrow No.: 084984-ARJ

When Recorded Mail To:

David G. Bauer

Donna M. Bauer

1221 Sorenson Lane

Gardnerville, NV 89460

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

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,

Eugene Severino, an unmarried man

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

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

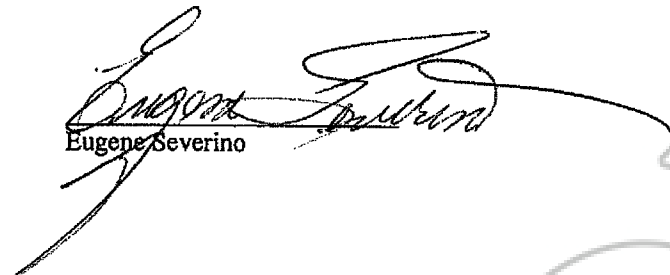
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 126, as shown on the official map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record on May 29, 1973, in the office of the County Recorder of Douglas County, Nevada, as Document No. 66512 and on Record of Survey recorded October 1, 1982, in Book 1082, of Official Records, at Page 6, as Document No. 71399.


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

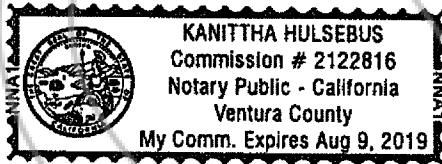
Dated: 12/07/2016

  
Eugene Severino

STATE OF California }  
COUNTY OF Ventura } ss  
This instrument was acknowledged before me on  
December 9, 2016

By Eugene Severino.

  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor's Parcel Number(s)  
 a) 1220-21-510-025

2. Type of Property:  
 a)  Vacant Land                      b)  Single Fam. Res.  
 c)  Condo/Twnhse                      d)  2-4 Plex  
 e)  Apt. Bldg                              f)  Comm'!/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: \$252,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$252,000.00  
 Real Property Transfer Tax Due: \$982.80

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: Eugene Severino  
 Address: 6492 Menlo Street  
 City: Simi Valley  
 State: CA Zip: 93063

**BUYER (GRANTEE) 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 Sorenson Lane  
 City: Gardnerville  
 State: NV Zip: 89460

**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. #: 084984-ARJ