

DOUGLAS COUNTY, NV
RPTT:\$1228.50 Rec:\$16.00
\$1,244.50 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2017-893740

01/24/2017 02:38 PM

APN# : 1320-29-113-004
RPTT: \$1,228.50

Recording Requested By:
Western Title Company
Escrow No.: 085310-ARJ

When Recorded Mail To:
Dave A. West, II
Alicia Acuna
26711 Manzanares
Mission Viejo, CA 92691

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 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,

Laura Bruno, Successor Trustee of Trust A of the Higgins Family Trust dated March 31, 1998

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

Dave A. West, II, an Unmarried Man and Alicia Acuna, an Unmarried Woman 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 Minden, County of Douglas State of Nevada bounded and described as follows:

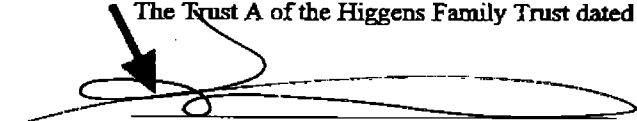
All that real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 429, as shown on the Official Plat of WINHAVEN, UNIT NO. 6, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 4, 1994, in Book 894 of official records, at Page 692, as Document No. 343273.

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

Dated: 01/18/2017

The Trust A of the Higgens Family Trust dated March 31, 1998



Laura Bruno, Successor Trustee

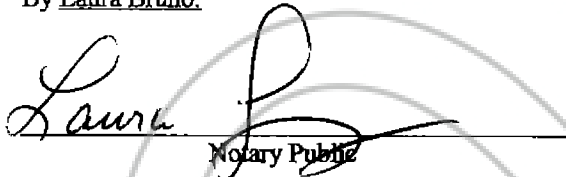
STATE OF ARIZONA

COUNTY OF LA PAZ

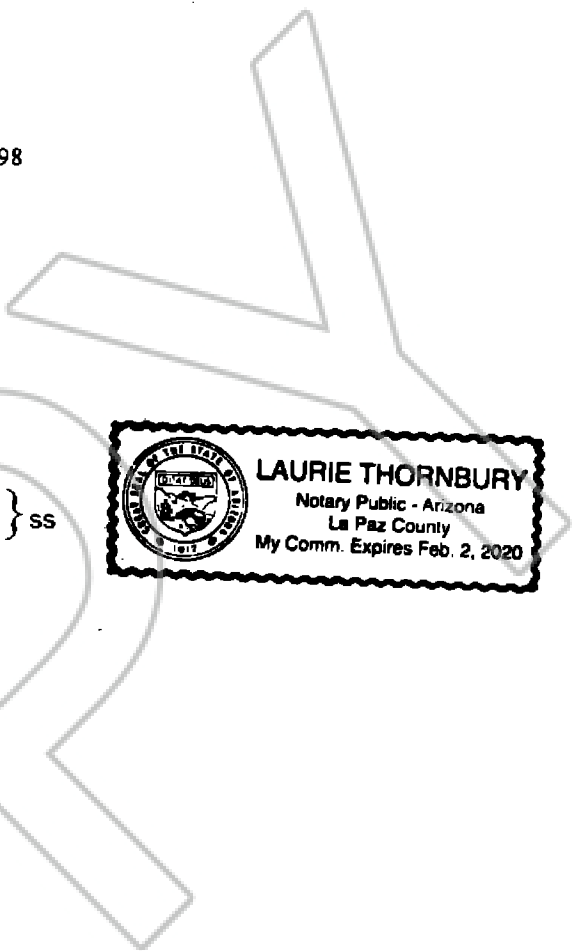
This instrument was acknowledged before me on

11/20/17

By Laura Bruno.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-29-113-004

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:	\$315,000.00
Deed in Lieu of Foreclosure Only (value of property)	(_____)
Transfer Tax Value:	\$315,000.00
Real Property Transfer Tax Due:	\$1,228.50

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: Laura Bruno, Successor Trustee of Trust A of the Higgins Family Trust dated March 31, 1998
 Address: 1250 Jodi Court
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Dave A. West, II and Alicia Acuna
 Address: 26411 Manzanares
 City: Mission Viejo
 State: CA Zip: 92691

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. #: 085310-ARJ