

DOUGLAS COUNTY, NV  
RPTT:\$612.30 Rec:\$18.00  
\$630.30 Pgs=5  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2017-893936**  
01/27/2017 03:48 PM

APN#: 1022-09-001-018  
RPTT: \$612.30

Recording Requested By:  
Western Title Company  
Escrow No.: 085304-ARJ

When Recorded Mail To:  
Don Youmans  
Maria Youmans  
P.O. Box 1465  
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 Escrow Assistant

**Grant, Bargain, and Sale Deed**

**THIS DOCUMENT WAS SIGNED  
IN COUNTERPART**

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,

Ronald Dean Burton and Linda Lee Kostelac, Co-Successor Trustees of The Burton Family Trust  
U/D/T 11-28-95

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

Don Youmans and Maria Youmans, 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 Wellington, 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 118 as shown on the map of TOPAZ RANCH ESTATES UNIT 3, filed in the office of County Recorder of Douglas County, State of Nevada, on March 31, 1969, in Book 1 of Maps, Page 221, as Document No. 44091.

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

Dated: 01/17/2017

The Burton Family Trust U/D/T 11-28-1995

Ronald Dean Burton Notary Attached.  
Ronald Dean Burton, Co-Successor Trustee

SIGNED IN COUNTERPART  
Linda Lee Kostelac, Co-Successor Trustee

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on

\_\_\_\_\_

By Ronald Dean Burton and Linda Lee Kostelac.

\_\_\_\_\_  
Notary Public

} ss

# California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

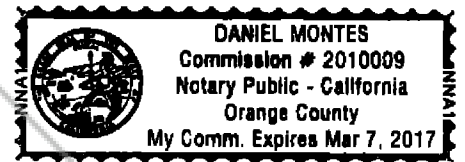
State of California

County of Orange

On 01/20/17 before me, Daniel Montes, notary public, personally appeared \*\*\*Ronald Dean Burton\*\*\*, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *[Handwritten Signature]* (Seal)

Optional

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal of this reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: Grant, Bargain And Sale Deed  
Document Date: January 20, 2017 # of Pages: 2  
Signer(s) Other Than Named Above: \_\_\_\_\_

The Burton Family Trust U/D/T 11-28-1995

SIGNED IN COUNTERPART  
Ronald Dean Burton, Co-Successor Trustee

Linda Lee Kostelac  
Linda Lee Kostelac, Co-Successor Trustee

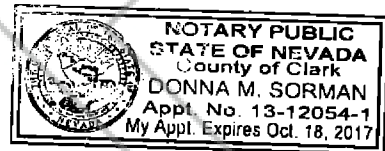
STATE OF NEVADA  
COUNTY OF CLARK

} ss

This instrument was acknowledged before me on  
JAN. 23, 2017

By Ronald Dean Burton and Linda Lee Kostelac.

Donna M. Sorman  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1022-09-001-018

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: \$157,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$157,000.00  
 Real Property Transfer Tax Due: \$612.30

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:** Ronald Burton and Linda Kostelac, Successor Trustees of The Burton Family Trust U/D/T 11-28-95  
**Address:** 4233 W. Warm Springs Rd.  
**City:** Las Vegas  
**State:** NV **Zip:** 89118

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

**Print Name:** Don Youmans and Maria Youmans  
**Address:** P.O. Box 1465  
**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 Esc. #: 085304-ARJ  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410