

**APN: 1420-28-214-006**

When Recorded, Please Return To:  
Heritage Law Group, P.C.  
1625 Highway 88, Suite 304  
Minden, Nevada 89423



**KAREN ELLISON, RECORDER**

E05

Mail Future Tax Statements To:  
Janet M. Whisler  
2917 Rio Vista Ct.  
Minden, NV 89423

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.

**GRANT, BARGAIN AND SALE DEED WITH LIFE ESTATE RESERVED TO GRANTOR**

FOR VALUABLE CONSIDERATION of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, JANET M. WHISLER, a widowed woman (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell, and convey all of Grantor's interest in 2917 Rio Vista Court, Minden, Nevada, APN 1420-28-214-006, subject to a LIFE ESTATE therein reserved to and for the benefit of Grantor with the rights of possession, use, and control the property, as well as rights to all rents, revenues, and profits generated by the property during the term of Grantor's natural life, to ANNETTE BAIRD, KAREN WHISLER, and STEVEN WHISLER, (hereinafter referred to as "Grantees") as tenants in common with each receiving an equal interest individually as their respective sole and separate property, the following lands and property, together with all improvements located thereon, lying in the County of Douglas, Town of Minden, State of Nevada, to wit:

**Lot 209 in Block F as shown on the Final Map #PD99-02-06 for SARATOGA SPRINGS ESTATES UNIT 6, a Planned Unit Development filed for record in the office of the County Recorder of Douglas County, State of Nevada on June 28, 2002 in Book 602, at Page 10142, as Document No. 546028.**

**SUBJECT TO Covenants, Conditions, and Restrictions, recorded June 24, 1998 as Document No. 442713 of Official Records, Douglas County, State of Nevada, and any amendments thereto.**

Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain and Sale Deed recorded on April 11, 2003, as Document Number 0573252.

SUBJECT to restrictions, reservations, right of way, easements and covenants of record, reference hereto will not serve to impose same.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

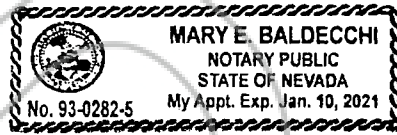
Date: February 13, 2017

Janet M. Whisler  
Janet M. Whisler

State of Nevada    )  
                              ) ss.  
County of Douglas )

This Grant, Bargain and Sale Deed with Life Estate Reserved to Grantor was acknowledged before me on February 13, 2017, by Janet M. Whisler.

Mary E. Baldecchi  
Notary Public



**State of Nevada  
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	

1. Assessor Parcel Number(s)  
 a) 1420-28-214-006  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_

2 Type of Property:

- |  |   |
|--|---|
| a) <input type="checkbox"/> Vacant Land  | b) <input checked="" type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex                    |
| e) <input type="checkbox"/> Apt. Bldg.   | f) <input type="checkbox"/> Comm'l/Ind'l                |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home                 |
| i) <input type="checkbox"/> Other:       |   |

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_ -0-

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 5  
 b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity. 'Mother transfer to son and daughters'.

5. Partial Interest: Percentage being transferred: \_\_\_\_\_%

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 therein. Furthermore, the 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: Janet M. Whisler Capacity: Grantor

**SELLER (GRANTOR) INFORMATION - REQUIRED**  
**Name:** Janet M. Whisler

**BUYER (GRANTEE) INFORMATION - REQUIRED**  
**Name:** Janet M. Whisler

**Address:** 2917 Rio Vista Ct.  
**City, State, ZIP:** Minden, NV 89423

**Address:** 2917 Rio Vista Ct.  
**City, State, ZIP:** Minden, NV 89423

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**  
**Print Name:** Heritage Law Group, P.C. **Escrow #** \_\_\_\_\_  
**Address:** 1625 Highway 88, Suite 304  
**City, State, ZIP:** Minden, NV 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)