

DOUGLAS COUNTY, NV

2017-895032

RPTT:\$780.00 Rec:\$16.00

\$796.00 Pgs=3

02/22/2017 02:20 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1220-04-513-004

RPTT: \$780.00

Recording Requested By:

Western Title Company

Escrow No.: 086401-ARJ

When Recorded Mail To:

Bruce Davis

Gisele Davis

2589 Fremont St.

Minden, NV 89423

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 _____

Anu Jansse

Escrow Officer

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,

Daniel Morris Dixon and Margaret Ann Dixon, as Trustees of The Daniel Morris Dixon and Margaret Ann Dixon Revocable Trust, dated May 30, 2006

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

Bruce Davis and Gisele Davis, 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 certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 113, of Final Map of CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 5, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 11, 1972, in the office of the County Recorder of Douglas County, Nevada, as Document No. 61096.

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

Dated: 02/17/2017

The Daniel Morris Dixon and Margaret Ann Dixon Revocable Trust, dated May 30, 2006

Daniel Morris Dixon
Daniel Morris Dixon, Trustee

Margaret Ann Dixon
Margaret Ann Dixon, Trustee

STATE OF NEVADA

COUNTY OF DOUGLAS

} ss

This instrument was acknowledged before me on

FEBRUARY 17, 2017

By Daniel Morris Dixon and Margaret Ann Dixon

M. Simpson
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-04-513-004

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: \$200,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$200,000.00
 Real Property Transfer Tax Due: \$780.00

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 _____ Capacity Escrow officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Daniel Morris Dixon and Margaret Ann Dixon, as Trustees of The Daniel Morris Dixon and Margaret Ann Dixon Revocable Trust, dated May 30, 2006
Address: 1235 Springtime Drive
City: Gardnerville
State: NV **Zip:** 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Bruce Davis and Gisele Davis
Address: 2589 Fremont St.
City: Minden
State: NV **Zip:** 89423

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. #: 086401-ARJ