

DOUGLAS COUNTY, NV
RPTT:\$300.30 Rec:\$16.00
\$316.30 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2017-895231
02/28/2017 08:09 AM

APN#: 1420-07-702-003
RPTT: \$300.30

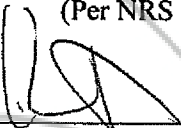
Recording Requested By:
Western Title Company
Escrow No.: 086338-JMS
When Recorded Mail To:
Bryce White
503 E Robinson Street
Carson City NV 89701

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 _____


Regina Trujillo

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,

Guardianship Services of Nevada, Inc., Trustee of the Cohn Living Trust, dated June 24, 2003 in the Matter of the Guardianship of the person and Estate of Peter C. Cohn, pursuant to order Case No. GR16-00042 recording concurrently herewith

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

Bryce White, a married man as his sole and separate property

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

All that real property situate in the Northwest one-quarter of the Southeast one-quarter of Section 7, Township 14 North, Range 20 East, M.D.B.&M., County of Douglas, State of Nevada, described as follows:

**Beginning at the Northeast corner of Lot 80, RIDGEVIEW ESTATES, recorded December 27, 1972, as Document No. 63503;
thence along the North line of said Subdivision, South 89°38'07" West 248.23 feet to a point on the Easterly line of Vista Grande Blvd.;
thence along said Easterly line along a curve concave to the West with a radius of 330 feet, a central angle of 6°35'42" and an arc length of 37.98 feet;
thence North 00°08'40" East 9.32 feet to the Southwest corner of the Harris Parcel, recorded in Book 94, Page 101,
thence along the South line of said Parcel North 89°38'07" East 230.00 feet;
thence South 18°41'00" East 49.72 feet to the Point of Beginning.**

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on February 6, 2009, as Document No. 737281, in Book 209, Page 1469 of Official Records.

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

Dated: 02/24 /2017

Guardianship Services of Nevada, Inc., Successor Trustee of the Cohn Family Trust,
dated June 24, 2003

Bonni Walker - ASN - Hee
Bonni Walker, as Agent

STATE OF Nevada

COUNTY OF Washoe

} ss

This instrument was acknowledged before me on

February 24 2017

By Bonni Walker

Jenne Sanchez
Notary Public

JENNE SANCHEZ
Notary Public - State of Nevada
Appointment Recorded In Washoe County
No: 14-13062-2 - Expires June 11, 2018

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-07-702-003

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: \$77,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$77,000.00
 Real Property Transfer Tax Due: \$300.30

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: % _____

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 Title Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Guardianship Service of Nevada, trustee for The Edw Family Trust
 Address: PO BOX 3459
 City: RENO
 State: NV Zip: 89505

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Bryce White
 Address: 503 East Robinson St
 City: Carson City
 State: NV Zip: 89701

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Kietzke Office
5390 Kietzke Ln Suite 101
 City/State/Zip: Reno, NV 89511

Esc. #: 086338-JMS