

DOUGLAS COUNTY, NV

2017-895349

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

03/02/2017 09:18 AM

ETRCO

KAREN ELLISON, RECORDER

E07

APN# : 1420-08-314-043

RPTT: \$0.00

Recording Requested By:

Western Title Company

Escrow No.: MLMACCM24

When Recorded Mail To:

Barbara G. Oakes

3471 Long Drive

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



Lynn Moore

Escrow Officer

**This document is being
recorded as an
accommodation only.**

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,

Barbara G. Oakes, an unmarried woman

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

Barbara G. Oakes, Trustee of THE OAKES LIVING TRUST, Under Instrument Dated April 7, 1997

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 94 in Block D, as set forth on that certain Final Map LDA #99-054-4 SUNRIDGE HEIGHTS III, PHASE 4, a Planned Unit Development, recorded in the office of the Douglas County Recorder on May 29, 2002, in Book 0502, Page 8960, as Document No. 543297.

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

Dated: 02/14/2017

Barbara G. Oakes
Barbara G. Oakes

STATE OF Nevada

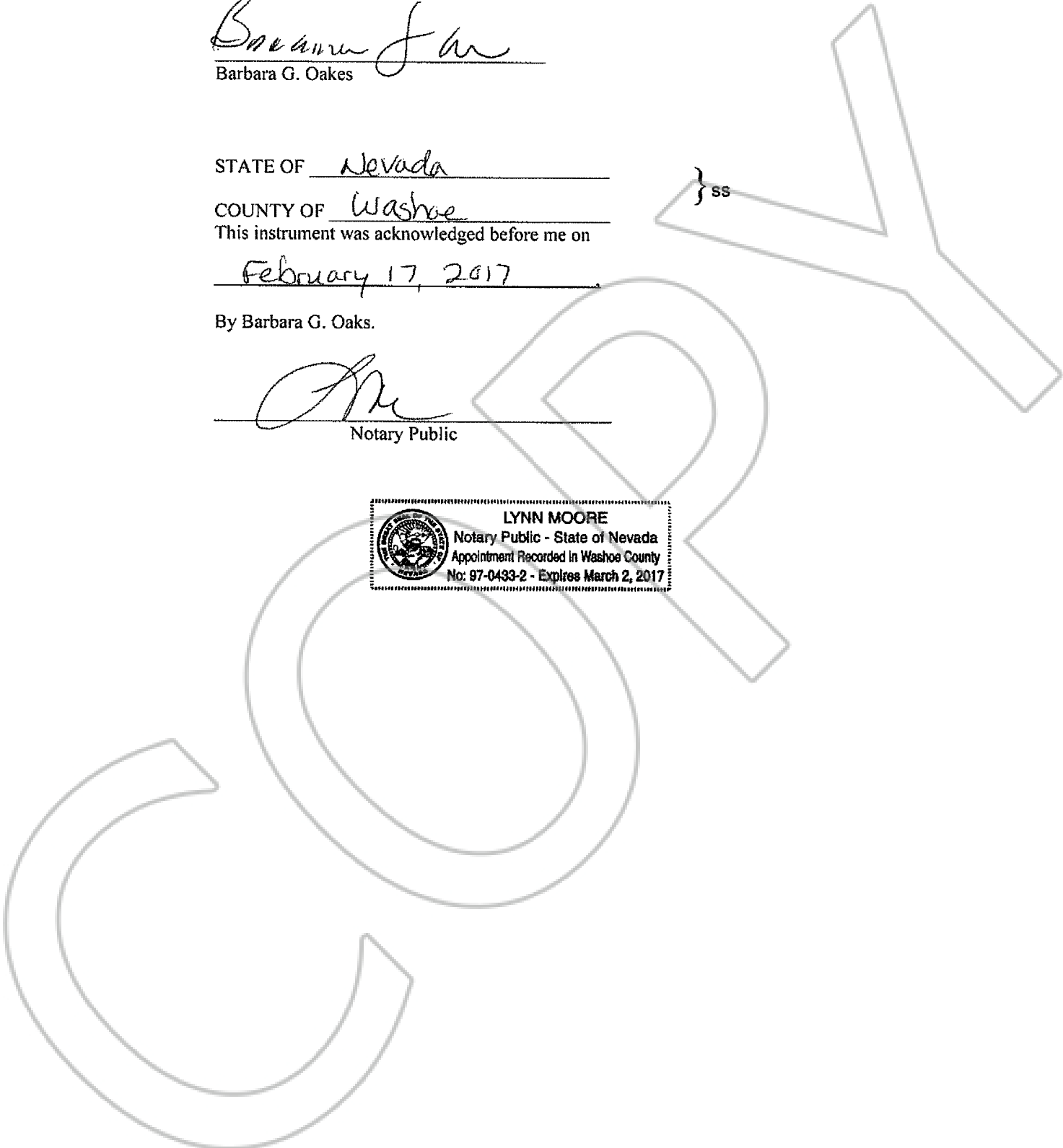
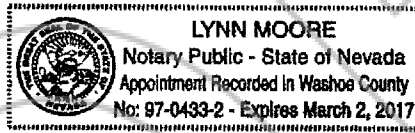
COUNTY OF Washoe

This instrument was acknowledged before me on

February 17, 2017

By Barbara G. Oaks.

Lynn Moore
Notary Public



} ss

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-08-314-043

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: <u>Verified Trust - JS</u>	

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Deeding into Trust for no consideration

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: Barbara G. Oakes Capacity: Grantor/Grantee
 Signature: _____ Capacity: Escrows Agent

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Barbara G. Oakes
 Address: 3471 Long Dr.
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Barbara G. Oakes, Trustee of THE OAKES LIVING TRUST, Under Instrument Dated April 7, 1997
 Address: 3471 Long Drive
 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: Kietzke Office
5390 Kietzke Ln Suite 101
 City/State/Zip: Reno, NV 89511

Esc. #: MLMACCM24