

DOUGLAS COUNTY, NV  
RPTT:\$1657.50 Rec:\$18.00  
\$1,675.50 Pgs=5  
03/20/2017 04:03 PM  
ETRCO  
KAREN ELLISON, RECORDER

APN# : 1320-33-402-069  
RPTT: \$1,657.50

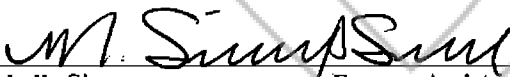
Recording Requested By:  
Western Title Company  
Escrow No.: 086507-ARJ

When Recorded Mail To:  
William V. Ballentine, Jr.  
Jane Sorensen Ballentine  
P.O. Box 692  
St. Helena, CA 94574

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 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,

Keith Squires, a married man as his sole and separate property and Bruce Squires, a married man as his sole and separate property

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

William V. Ballentine, Jr. and Jane Sorensen Ballentine, Trustees of The William and Jane Ballentine Family Trust, dated November 19, 2000

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:

See attached Exhibit A

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

Dated: 03/15/2017

Keith Squires  
Keith Squires

SIGNED IN COUNTERPART  
Bruce Squires

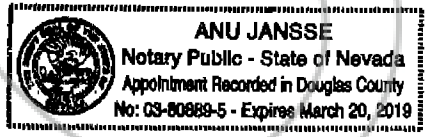
STATE OF Nevada } ss

COUNTY OF Douglas  
This instrument was acknowledged before me on

March 15, 2017

By ~~Keith Squires and Bruce Squires~~ AK

Anu Jansse  
Notary Public



SIGNED IN COUNTERPART

Keith Squires

Bruce Squires  
Bruce Squires

STATE OF Bruce Squires } SS  
COUNTY OF CALIF/RIVERSIDE

This instrument was acknowledged before me on  
3-16-17

By Keith Squires and Bruce Squires.

Ron Kruswicki  
Notary Public  
RON KRUSWICKI  
COMM. # 2010336  
NOTARY PUBLIC - CALIFORNIA  
RIVERSIDE COUNTY  
COMM. EXPIRES MARCH 28, 2017

RON KRUSWICKI  
COMM. # 2010336  
NOTARY PUBLIC - CALIFORNIA  
RIVERSIDE COUNTY  
COMM. EXPIRES MARCH 28, 2017

**EXHIBIT "A"**

**All that certain real property situate in the County of Douglas, State of Nevada, described as follows:**

**A parcel of land situated in and being a portion of the Southwest quarter of the Southwest quarter of Section 22, Township 13 North, Range 20 East, M.D.B.&M.; described as follows:**

**Beginning at a point that bears North 39 degrees, 11 minutes West, 287.8 feet from the Gardnerville Town Monument near Dettling residence, and running North 45 degrees, 10 minutes West, 100 feet along the North side of Main Street; thence North 44 Degrees, 50 minutes East, 204.2 feet to Mission Street; thence South 40 degrees, 29 minutes East, 104.3 feet along the North side of Mission Street; thence South 46 degrees 00 minutes West, 195.7 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 April 29, 1994, in Book 494, Page 5577 as Document No. 336.25 of Official Records.**

**Assessor's Parcel Number(s):  
1320-33-402-069**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1320-33-402-069

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: \$425,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$425,000.00  
 Real Property Transfer Tax Due: \$1,657.50

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: Keith Squires and Bruce Squires  
 Address: 1809 Marian Ave  
 City: Carson City  
 State: NV Zip: 89706

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

Print Name: William V. Ballentine, Jr. and Jane Sorensen Ballentine, Trustees of The William and Jane Ballentine Family Trust, dated November 19, 2000  
 Address: PO Box 692  
 City: St. Helena  
 State: CA Zip: 94574

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company Esc. #: 086507-ARJ  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410