

A.P.N.: 1319-30-710-001  
File No: 143-2516816 (JL)  
R.P.T.T.: \$702.00

When Recorded Mail To: Mail Tax Statements To:  
Jenifer Lee Gersbach  
3580 Lewis Avenue  
Long Beach , CA 90807

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

The Clinton R. Collins Revocable Trust, dated May 13, 2008

do(es) hereby *GRANT, BARGAIN and SELL* to

Jenifer Lee Gersbach, a single woman as her sole and separate property

the real property situate in the County of Douglas, State of Nevada, described as follows:

**PARCEL I**

**UNIT 1 OF LOT 23 CONDOMINIUMS, AS SET FORTH ON SHEET 7 OF THE THIRD AMENDED MAP OF TAHOE VILLAGE, UNIT NO. 2, FILED FOR RECORD AUGUST 14, 1979, AS DOCUMENT NO. 35555, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

**PARCEL II**

**TOGETHER WITH AN UNDIVIDED 1/18TH INTEREST IN AND TO THOSE AREAS DESIGNATED AS COMMON AREAS AS SET FORTH ON THE MAP OF LOT 23 CONDOMINIUMS AS SET FORTH ON SHEET 7 OF THE THIRD AMENDED MAP OF TAHOE VILLAGE, UNIT NO. 2, FILED FOR RECORD AUGUST 14, 1979, AS DOCUMENT NO. 35555, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 02/07/2017

COPY

8. The undersigned acknowledge they have read the foregoing and fully understand the legal aspects of any misrepresentation and/or untrue statements made herein, and indemnify and hold harmless "First American" against liability occasioned by reason of reliance upon the statements made herein.

\*Affiants, please remember to attach copies of Leases.

The Clinton R. Collins Revocable Trust dated  
May 13, 2008

Clinton Ruhl Collins  
Clinton Ruhl Collins, Trustee

STATE OF California )  
~~NEVADA~~ )  
COUNTY OF Sacramento )  
~~DOUGLAS~~ )  
:ss.

This instrument was acknowledged before me on  
03/20/2017 by  
Clinton Ruhl Collins  
Elizabeth C. Farley  
Notary Public  
(My commission expires: 01/08/2019)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1319-30-710-001  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$180,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$180,000.00  
 d) Real Property Transfer Tax Due \$702.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *John R. Collins*

Capacity: Seller

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

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

Print Name: The Clinton R. Collins Revocable

Print Name: Jenifer Lee Gersbach

Address: 1805 Malcolm Dixon Road

Address: 3580 Lewis Avenue

City: El Dorado Hills

City: Long Beach

State: CA      Zip: 95762

State: CA      Zip: 90807

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: First American Title Insurance Company

File Number: 143-2516816 JL/ JL

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV      Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)