

DOUGLAS COUNTY, NV **2017-897142**
RPTT:\$3334.50 Rec:\$16.00
\$3,350.50 Pgs=3 **04/12/2017 09:29 AM**
ETRCO
KAREN ELLISON, RECORDER

APN# : 1220-01-001-034
RPTT: \$3,334.50

Recording Requested By:
Western Title Company
Escrow No.: 086741-TEA
When Recorded Mail To:
Melvin L. Roschelle
Christine A. Roschelle
PO Box 2486
Gardnerville, NV 89410

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 _____

Traci Adams

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,

Gary J. Bazuin and Colleen M. Bazuin, husband and wife as joint tenants with right of survivorship do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Melvin L. Roschelle and Christine A. Roschelle, husband and wife as joint tenants

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:

Being within the Northeasterly 1/4 of Section 1, Township 12 North, Range 20 East, M.D.M., Douglas County, Nevada and being described as follows:

Parcel B-4 of Parcel Map No. 2037 for MOLINE BUILDERS INC., a redivision of Parcel B of Parcel Map No. 2032 for MOLINE BUILDERS, INC., filed for record May 15, 1997, in Book 597, Page 2440, as Document No. 412570, of Official Record of Douglas County Recorders Office, Minden, Nevada.

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

Dated: 02/23/2017

Gary J. Bazuin
Gary J. Bazuin

Colleen M. Bazuin
Colleen M. Bazuin

STATE OF Nevada }
COUNTY OF Douglas } ss
This instrument was acknowledged before me on
April 6, 2017

By Gary J. Bazuin and Colleen M. Bazuin.

[Signature]
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-01-001-034

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: \$855,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$855,000.00
 Real Property Transfer Tax Due: \$3,334.50

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 Gary J. Bazuin Capacity grantor
 Signature Colleen M. Bazuin Capacity grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Gary J. Bazuin and Colleen M. Bazuin
Address: 1386 Hawkins Peak Court
City: Gardnerville
State: NV **Zip:** 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Melvin L. Roschelle and Christine A. Roschelle
Address: PO Box 2486
City: Gardnerville
State: NV **Zip:** 89410

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. #: 086741-TEA