

APN# : 1219-04-001-011
RPTT: \$0.00 Exempt #7

DOUGLAS COUNTY, NV	2017-897800
RPTT:\$0.00 Rec:\$17.00	04/26/2017 09:58 AM
\$17.00 Pgs=4	
ETRCO	
KAREN ELLISON, RECORDER	E07

Recording Requested By:
Western Title Company
Escrow No.: 086910

When Recorded Mail To:
Lance M Walden
Susan J. Walden
190 ASPEN HILL CT
GARDNERVILLE, NV 89460-9710

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 _____
Anu Jansse 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,

Lance M. Walden and Susan J. Walden, Trustees, or their successors in trust, under the Walden Family Trust, dated November 16, 2001

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

Lance M Walden and Susan J. Walden, 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:

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: 04/21/2017

The Walden Family Trust, dated November 16, 2001

Lance M. Walden
Lance M. Walden, Trustee

Susan J. Walden
Susan J. Walden, Trustee

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

4/21/14

By Lance M. Walden and Susan J. Walden.

Anu Jansse
Notary Public

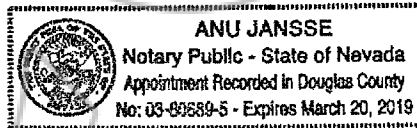


EXHIBIT "A"

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

A parcel of land located within the Northeast 1/4 of the Northeast 1/4 of Section 4, Township 12 North, Range 19 East, M.D.M., Douglas County, Nevada, being a portion of Parcel 2-E as shown on Parcel Map No. 2 for ITILDO, INC., Document No. 368930 of the Douglas County Recorder's Office, and more particularly described as follows:

COMMENCING at the Northwest corner of Parcel 2-F, as shown on the said Parcel Map No. 2, which bears North 89°55'14" West, 600.44 feet from the Northeast corner of said Section 4, being a G.L.O. brass cap; thence South 00°04'46" West along the Westerly line of said Parcel 2-F, 450.00 feet to the Northwest corner of said Parcel 2-E, being the point of beginning; thence South 84°24'31" East along the Northerly line of said Parcel 2-E, 356.94 feet to a point on the Westerly of line of Aspen Hill Court as shown on said Parcel Map No. 2; thence 41.28 feet along said Westerly line of Aspen Hill Court and the arc of a curve to the left having a central angle of 47°18'20" and a radius of 50.00 feet. (chord bears South 18°03'45" East, 40.12 feet), to the Southeasterly corner of said Parcel 2-E; thence South 48°17'01" West, along the Southerly line of said Parcel 2-E 605.71 feet to the Southwesterly corner thereof; thence North 10°03'39" East along the Westerly line of said Parcel 2-E, 113.62 feet; thence North 81°29'00" East, 58.83 feet; thence North 31°54'03" East, 54.39 feet; thence North 11°08'32" East, 23.65 feet; thence North 16°59'08" West, 37.62 feet; thence North 66°57'56" West, 60.89 feet to a point on said Westerly line of Parcel 2-E; thence North 10°03'39" East, along said Westerly line of Parcel 2-E 229.76 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 November 21, 2011, as Document No. 792925 of Official Records.

**Assessor's Parcel Number(s):
1219-04-001-011**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1219-04-001-011

2. Type of Property:
 a) Vacant Land
 c) Condo/Twnhse
 e) Apt. Bldg
 g) Agricultural
 i) Other _____
 b) Single Fam. Res.
 d) 2-4 Plex
 f) Comm'l/Ind'l
 h) Mobile Home

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: SG - Trust OK	

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: Trust to Individual without 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 M. Simpson Capacity ESCROW ASSISTANT
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

Print Name: Lance M. Walden and Susan J. Walden, Trustees, or their successors in trust, under the Walden Family Trust, dated November 16, 2001
 Address: 190 Aspen Hill Ct
 City: Gardnerville
 State: NV Zip: 89460-9710

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name: Lance M Walden and Susan J. Walden
 Address: 190 ASPEN HILL CT
 City: GARDNERVILLE
 State: NV Zip: 89460-9710

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company Esc. #: 086910
 Address: Douglas Office
 1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

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