

DOUGLAS COUNTY, NV

2017-898058

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\$17.00 Pgs=4

05/02/2017 11:56 AM

ETRCO

KAREN ELLISON, RECORDER

E07

APN#: 1318-23-510-024

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 087423-WLD

When Recorded Mail To:

David Washburn

P.O. Box 2737

Stateline, NV 89449

Mail Tax Statements to: (deeds only)

(space above for Recorder's use only)

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 _____



Wendy Dunbar

Escrow Officer

Grant, Bargain and Sale Deed

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

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

APN: 1318-23-510-024

Recording Requested by:
Matthew A. Gray, Esq.
McDonald Carano Wilson LLP
Post Office Box 2670
Reno, Nevada 89509

Send Tax Statements to:
David St. John Washburn, Trustee
P.O. Box 2737
Stateline, NV 89449

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.

GRANT, BARGAIN AND SALE DEED

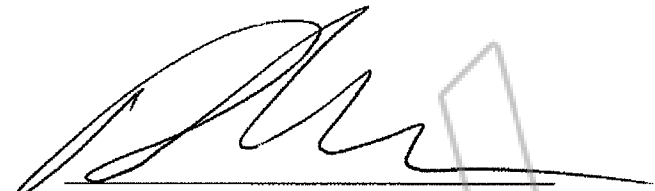
DAVID WASHBURN, an unmarried man, does hereby grant, bargain, sell, and convey unto DAVID ST. JOHN WASHBURN, as Trustee of THE DAVID WASHBURN TRUST, and to his successors and assigns, all his rights, title and interest in and to that certain real property situate in the County of Douglas, State of Nevada, commonly known as 301 Cedar Drive, Stateline, Nevada and more particularly described on Exhibit "A" attached hereto and made a part hereof.

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.

///

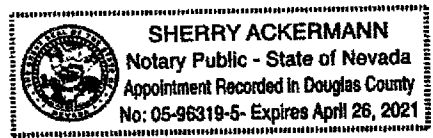
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Dated this 27th day of April, 2017.


DAVID WASHBURN

STATE OF NEVADA)
) ss:
COUNTY OF WASHOE)

On the 27 day of April, 2017, personally appeared before me, a notary public, DAVID WASHBURN, personally known (or proved) to me to be the person whose name is subscribed to the above instrument, who acknowledged that he executed the instrument.




NOTARY PUBLIC

EXHIBIT "A"
Legal Description – APN 1318-23-510-024
301 Cedar Drive
Stateline, Nevada

Lot 14, in Block D, of TERRACE VIEW HEIGHTS SUBDIVISION, as shown on the map thereof filed in the office of the County Recorder of Douglas County, Nevada, on August 10, 1964, as Document No. 25806.

EXCEPTING THEREFROM, all minerals lying below a depth of 500 feet, but without the right of surface entry to take, market, mine, explore or drill for the same, as reserved by Mary Hansen in Deed recorded April 4, 1963, in Book 16, of Official Records, at Page 548, as Document No. 22159.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1318-23-510-024

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>Trust OK BC</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: Transfer to Trust with 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 _____ Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: David Washburn
 Address: P.O. Box 2737
 City: Stateline
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: David Washburn Trust
 Address: P.O. Box 2737
 City: Stateline
 State: NV Zip: 89449

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. #: 087423-WLD