

DOUGLAS COUNTY, NV
RPTT:\$1111.50 Rec:\$16.00
\$1,127.50 Pgs=3 05/12/2017 11:48 AM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1220-22-211-021

RPTT: \$1,111.50

Recording Requested By:

Western Title Company

Escrow No.: 087551-WLD

When Recorded Mail To:

G. William Magladry III

1401 Purple Sage Drive

Gardnerville, NV 89460

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



Wendy Dunbar

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,

Efren Perez and Joanne Perez, Trustees of The Perez Family Trust dated February 9, 2005, as community property

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

G. William Magladry III, a single man

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:

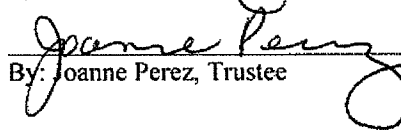
Lot 21, in Block A, as shown on the map of BARRINGTON RANCHOS, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 1, 1991, in the Book 391, Page 187, as Document No. 245840, being a Re-subdivision of Lot 706, as shown on the map of Gardnerville Ranchos Unit No. 6, filed for record in the Office of the County Recorder of Douglas County, Nevada on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

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

Dated: 04/20/2017

The Perez Family Trust



By: Efren Perez, Trustee

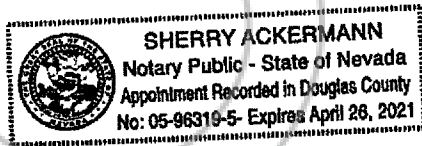

By: Joanne Perez, Trustee

STATE OF Nevada }
COUNTY OF Douglas } ss

This instrument was acknowledged before me on
April 20, 2017.

By Efren Perez and Joanne Perez.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-22-211-021

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: _____	

3. Total Value/Sales Price of Property: \$285,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$285,000.00
 Real Property Transfer Tax Due: 1,111.50

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 [Signature] Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Efren Perez and Joanne Perez, Trustees of The Perez Family Trust dated February 9, 2005, as community property
Address: 1544 Madeira Drive
City: Pacifica
State: CA **Zip:** 94044

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: G. William Magladry III
Address: 1401 Purple Sage Drive
City: Gardnerville
State: NV **Zip:** 89460

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. #: 087551-WLD