

APN# : 1219-22-001-080
RPTT: \$1,014.00

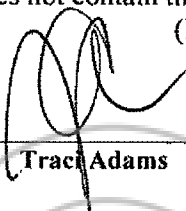
Recording Requested By:
Western Title Company

Escrow No.: 088746-TEA
When Recorded Mail To:
Lorne H. Braddock
Sandra M. Braddock
1127 Alta Mesa Road
Monterey, CA 93940

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,

James Daley Roorda and Audrey Elaine Roorda, Trustees of The James Daley Roorda and Audrey Elaine Roorda AB Living Trust dated May 15, 2006

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


Lorne H. Braddock and Sandra M. Braddock, Trustees of The Braddock Family Trust dated April 1, 1996


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:

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

Dated: 05/15/2017

The James Daley Roorda and Audrey Elaine Roorda AB Living Trust dated May 15, 2006


James Daley Roorda, Trustee


Audrey Elaine Roorda, Trustee

STATE OF California } ss

COUNTY OF Riverside

This instrument was acknowledged before me on

May 23, 2017

By James Daley Roorda and Audrey Elaine Roorda

See attached acknowledgment
Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Riverside }

On 5/23/17 before me, B. Hubbard, Notary Public
(here insert name and title of the officer)

personally appeared James Daley Roorda and
Audrey Elaine Roorda

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature B. Hubbard

(Seal)

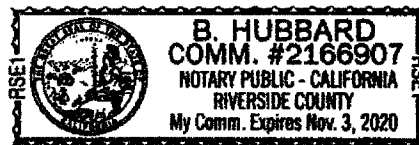


EXHIBIT "A"

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

PARCEL 1:

Lot 612, as set forth on that Final Subdivision Map Planned Unit Development 2014-6 of JOB'S PEAK RANCH UNIT 6, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 6, 2009, in Book 0309, at Page 1336, as Document No. 739115, Official Records. And amended on that amended plat of a portion of JOB'S PEAK RANCH UNIT 6, amending Lots A, B, 601, 602, 611 through 617 filed in the office of the County Recorder of Douglas County, State of Nevada on January 27, 2011 in Book 111, Page 5836, as Document No. 777626, Official Records.

PARCEL 2:

A non-exclusive easement for use, access to and enjoyment of the Common Element pursuant to document entitled "Declaration of Covenants, Conditions and Restrictions", recorded May 22, 1997, in Book 597, Page 3892, as Document No. 413179, re-recorded December 3, 1997, in Book 1297, Page 783, as Document No. 427651 and re-recorded February 14, 2000, in Book 200, Page 2204, as Document No. 486266, Official Records, Douglas County, Nevada.

**Assessor's Parcel Number(s):
1219-22-001-080**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1219-22-001-080

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: \$260,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$260,000.00
 Real Property Transfer Tax Due: \$1,014.00

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 *James Daley Roorda* Capacity *Seller*
 Signature *A. Elaine Roorda* Capacity *Seller*

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: James Daley Roorda and Audrey Elaine Roorda, Trustees of The James Daley Roorda and Audrey Elaine Roorda AB Living Trust dated May 15, 2006
 Address: 6109 Enfield Place
 City: Riverside
 State: CA Zip: 92506

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Lorne H. Braddock and Sandra M. Braddock, Trustees of The Braddock Family Trust dated April 1, 1996
 Address: 1127 Alta Mesa Road
 City: Monterey
 State: CA Zip: 93940

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. #: 088746-TEA