

DOUGLAS COUNTY, NV  
RPTT:\$2047.50 Rec:\$17.00  
\$2,064.50 Pgs=4

**2017-899829**  
06/12/2017 02:49 PM

ETRCO  
KAREN ELLISON, RECORDER

APN#: 1319-03-811-034  
RPTT: \$2,047.50

Recording Requested By:  
Western Title Company  
Escrow No.: 088486-ARJ

When Recorded Mail To:  
Ronnie J. Campbell  
Agnese L. Campbell  
2973 Dogwood Ct.  
Fairfield, CA 94533

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 \_\_\_\_\_

*M. Simpson*  
Michelle Simpson

Escrow Assistant

**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,

Sharon T. Bartal, Trustee of The Sharon T. Bartal Revocable Trust, under Declaration of Trust dated October 18, 2011

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

Ronnie J. Campbell and Agnese L. Campbell, Co-Trustees of the Campbell Family Trust dated May 9, 2017

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Genoa, 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: 06/07/2017

The Sharon T. Bartal Revocable Trust, under Declaration of Trust dated October 18, 2011

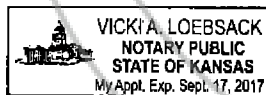
Sharon T. Bartal, Trustee  
Sharon T. Bartal, Trustee

STATE OF Kansas } ss  
COUNTY OF Butler

This instrument was acknowledged before me on  
June 9, 2017

By Sharon T. Bartal.

Vicki A. Loeb sack  
Notary Public



**EXHIBIT "A"**

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

**PARCEL 1:**

Lot 34, Block C, as said Lot and Block is set forth on the final map of GENOA LAKES PHASE 2, a Planned Unit Development, Recorded June 2, 1994, in the official records of Douglas County, State of Nevada, as Document No. 338683.

**PARCEL 2:**

That certain exclusive use and landscape easement described as follows:

Commencing at the Northeasterly corner of Unit 34 as shown on the final Map of Genoa Lakes Phase 2, Planned Unit Development document number 338683 of the Douglas County Recorder's Office, said point bears South 11°35'35" East 63.42 feet from tie Point 'D' as shown on the Genoa Lakes Phase 2 final map;  
Thence South 08°35'50" West along the Easterly line of said Unit 34, 54.33 feet to the true point of beginning;

Thence South 08°35'50" West, 35.87 feet;

Thence North 81°24'10" West 67.17 feet;

Thence North 08°35'50" East, 72.00 feet;

Thence North 36°03'45" East, 8.68 feet;

Thence South 81°24'10" East, 8.00 feet to the Westerly line of said Unit 34;

Thence along the Westerly and Southerly Boundary Line of said Unit 34 the following 8 courses:

1. South 08°35'50" West, 56.50 feet
2. South 81°24'10" East, 15.67 feet
3. North 08°35'50" East, 3.67 feet
4. South 81°24'10" East, 1.83 feet
5. North 08°35'50" East, 6.00 feet
6. South 81°24'10" East, 28.00 feet
7. South 08°35'50" East, 3.00 feet
8. South 81°24'10" East., 9.67 feet to the true 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 January 16, 2008, as Document No. 716308 of Official Records.

**Assessor's Parcel Number(s):**  
1319-03-811-034

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1319-03-811-034

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: \$525,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$525,000.00  
 Real Property Transfer Tax Due: \$2,047.50

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 M. Simpson Capacity Escrow Assistant  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Sharon T. Bartal, Trustee of The Sharon T. Bartal Revocable Trust, under Declaration of Trust dated October 18, 2011  
 Address: 311 Cedar Ridge Ct.  
 City: Andover  
 State: KS Zip: 67002

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Ronnie J. Campbell and Agnese L. Campbell, Co-Trustees of the Campbell Family Trust dated May 9, 2017  
 Address: 2973 Dogwood Ct.  
 City: Fairfield  
 State: CA Zip: 94533

**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. #: 088486-ARJ