

DOUGLAS COUNTY, NV
RPTT:\$643.50 Rec:\$20.00
\$663.50 Pgs=7
ETRCO
KAREN ELLISON, RECORDER

2017-900295
06/20/2017 01:53 PM

APN#: 1419-26-110-003

RPTT:

RPTT: \$643.50

Recording Requested By:
Western Title Company

Escrow No.: 088959-WLD

When Recorded Mail To:
Western Exchange Services as Q1
for David B. Davis and Sharon Lynn
Davis, Trustees of the Davis Family
Trust, dated May 4, 1992, as
amended

P.O. BOX 706
Genoa, NV 89411

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

Print name

Title

Grant, Bargain, and Sale Deed

This document executed in counter-part

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,

Reynaldo A. Rangel, Surviving Trustee of The Revocable Living Trust of Reynaldo A. Rangel and Virginia S. Rangel dated October 31, 2007, as to an undivided 1/2 interest and Charles Dunn and Betty Dunn, Trustees of the Charles Dunn and Betty Dunn Joint Living Trust dated November 21, 2007, as to an undivided 1/4 interest, and Robert A. Dunn, a single man, as to an undivided 1/4 interest as tenants in common

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

David B. Davis and Sharon Lynn Davis, Trustees of the Davis Family Trust, dated May 4, 1992, as amended

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:

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

Lot 36 in Block D of as shown on the Final Subdivision Map and Planned Development PD 00-16 for MOUNTAIN MEADOW ESTATES PHASE 1, recorded on March 6, 2002, in the office of the County Recorder, Douglas County, Nevada as Document No. 536360, Official Records.

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

Dated: 06/12/2017

The Revocable Living Trust of Reynaldo A. Rangel and Virginia S. Rangel

By: Reynaldo A. Rangel, Surviving Trustee

The Charles Dunn and Betty Dunn Joint Living Trust

Charles Dunn, Trustee
By: Charles Dunn, Trustee

Betty Dunn, Trustee
By: Betty Dunn, Trustee

Robert A. Dunn

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.

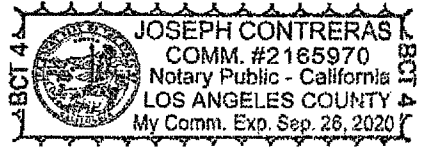
STATE OF California
COUNTY OF Los Angeles

} ss

This instrument was acknowledged before me on
June 14, 2017

By Charles Dunn and Betty Dunn

[Signature]
Notary Public



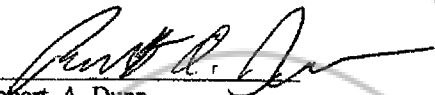
The Revocable Living Trust of Reynaldo A. Rangel and Virginia S. Rangel :

By: Reynaldo A. Rangel, Surviving Trustee

The Charles Dunn and Betty Dunn Joint Living Trust

By: Charles Dunn, Trustee

By: Betty Dunn, Trustee


Robert A. Dunn

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on

By: _____

See attached California

Notary Public

Acknowledgment.

} ss

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Los Angeles)

On June 14, 2017 before me, Michael Helin, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Robert A Dunn
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Deed Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

The Revocable Living Trust of Reynaldo A. Rangel and Virginia S. Rangel .

Reynaldo A. Rangel
By: Reynaldo A. Rangel, Surviving Trustee

The Charles Dunn and Betty Dunn Joint Living Trust

By: Charles Dunn, Trustee

By: Betty Dunn, Trustee

Robert A. Dunn

STATE OF California

COUNTY OF Los Angeles

This instrument was acknowledged before me on

By _____

Notary Public

} ss

- See Attached -

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Los Angeles)
On June 16, 2017 before me, Melanie C. Tanaka Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Reynaldo A. Rangel
Name(s) of Signer(s)

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 Melanie C. Tanaka
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1419-26-110-003

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: \$165,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$165,000.00
 Real Property Transfer Tax Due: \$643.50

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 Charles J. Duman Capacity owner/grantor
 Signature Reynaldo A. Rangel Capacity owner/grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Reynaldo A. Rangel, Surviving Trustee of The Revocable Living Trust of Reynaldo A. Rangel and Virginia S. Rangel dated October 31, 2007, et al
 Address: 4733 Towers
 City: Torrance
 State: CA Zip: 90503

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: David B. Davis and Sharon Lynn Davis, Trustees of the Davis Family Trust, dated May 4, 1992, as amended
 Address: P.O. BOX 706
 City: Genoa
 State: NV Zip: 89411

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. #: 088959-WLD