

DOUGLAS COUNTY, NV
RPTT:\$3802.50 Rec:\$17.00
\$3,819.50 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2017-900829

06/30/2017 10:19 AM

APN# : 1219-24-002-008

RPTT: \$3,802.50

Recording Requested By:

Western Title Company

Escrow No.: 089293-WLD

When Recorded Mail To:

Edward S. Morris and Teresa A.

Morris

35 Carr Ranch Rd.

Moraga, CA 94556

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,

Eileen P. Hollaway, Trustee of the Hollaway Family Trust dated August 25, 2015 who acquired title as The Hollaway Family Trust

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

Edward S. Morris and Teresa A. Morris, husband and wife as joint tenants with right of survivorship

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:

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: 06/26/2017

The Hollaway Family Trust

Eileen P. Hollaway
By: Eileen P. Hollaway, Trustee

STATE OF Florida

COUNTY OF Santa Rosa } ss

This instrument was acknowledged before me on

28th June, 2017

By Eileen P. Hollaway.

Felecia W. Neloms
Notary Public
Felecia W. Neloms

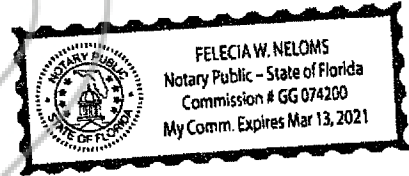


EXHIBIT "A"

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

All that certain real property situate in the Southwest 1/4 of Section 24, T.12 North, Range 19 East, M.D.M., further described as a portion of Lot 11, as shown on that final map of GREEN ACRES, filed for record September 19, 1966, Official Records of Douglas County, State of Nevada, Document No. 34001, being more particularly described as follows;

Beginning at the Northeast corner of said Lot 11; thence along the Easterly line of Lot 11, S. 18°34'36" E., 359.87 feet to a point on the Southerly line of said Lot 11; thence along the Southerly line of Lot 11, S.71°23'50" W., 316.35 feet; thence leaving said Southerly line of Lot 11, N.18°34'36" W., 358.88 feet to a point on the Northerly line of said Lot 11; thence along said Northerly line of lot 11, N. 71°13'07" E., 316.35 feet to the point of beginning.

Reference is made to record of survey supporting a Boundary Line Adjustment and filed for record with the douglas county recorder on June 14, 2000, in Book 600, Page 3112, as Document No. 494085, Official Records.

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 September 3, 2015, as Document No. 2015-869145 of Official Records.

**Assessor's Parcel Number(s):
1219-24-002-008**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1219-24-002-008

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: \$975,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$975,000.00
 Real Property Transfer Tax Due: \$3,802.50

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 Eileen P. Hollaway Capacity SELLER
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Eileen P. Hollaway, Trustee of the Hollaway Family Trust dated August 25, 2015
 Address: 5521 Huntingdon St.
 City: Milton
 State: FL Zip: 32570-7765

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Edward S. Morris and Teresa A. Morris
 Address: 35 Carr Ranch Rd.
 City: Moraga
 State: CA Zip: 94556

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. #: 089293-WLD