

DOUGLAS COUNTY, NV  
RPTT:\$1462.50 Rec:\$18.00  
\$1,480.50 Pgs=5  
ETRCO  
KAREN ELLISON, RECORDER

**2017-900865**

**06/30/2017 11:43 AM**

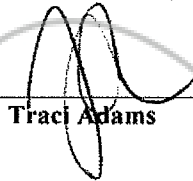
APN# : 1220-24-501-037  
RPTT: \$1,462.50

Recording Requested By:  
Western Title Company  
Escrow No.: 088599-TEA  
When Recorded Mail To:  
Brian Mosher and Amy Mosher  
6193 Oneida Drive  
San Jose CA  
95123

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

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**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,

Sherrie A. Blum, Successor Trustee of The Harmon Family Trust dated November 15, 1995

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

Brian Mosher and Amy Mosher, 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:

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


A portion of the Northeast one-quarter (NE ¼) of the Northeast one-quarter (NE ¼) of Section 24, Township 12 North, Range 20 East, M.D.B. & M. Douglas county, Nevada, described as follows:

COMMENCING at the POINT OF BEGINNING, which is the Northeast corner of said Section 24, as set forth on that certain Parcel Map of Lot 12, Ruhestroth Ranchos Subdivision, that was filed for record in the office of the County Recorder of Douglas County, Nevada, on the 26th day of July, 1977, in Book 777, at Page 1246, as Document No. 11361 of Official Records; thence West 151.52 feet along the Northerly line of Section 24, thence South, 331.00 feet,

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

Dated: 06/02/2017

Harmon Family Trust dated November 15, 1995

  
\_\_\_\_\_  
Sherrie A. Blum, Successor Trustee

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on

\_\_\_\_\_

By Sherrie A. Blum

\_\_\_\_\_  
Notary Public

*See Attached* ss

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 Contra Costa

On June 6, 2017 before me, M L Romeo a Notary Public, personally appeared Sherrie A Blum, 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: 

Name: M L Romeo  
(typed or printed)

(Seal)



**EXHIBIT "A"**

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

**A portion of the Northeast one-quarter (NE ¼) of the Northeast one-quarter (NE ¼) of Section 24, Township 12 North, Range 20 East, M.D.B. & M. Douglas county, Nevada, described as follows:**

**COMMENCING at the POINT OF BEGINNING, which is the Northeast corner of said Section 24, as set forth on that certain Parcel Map of Lot 12, Ruhenstroth Ranchos Subdivision, that was filed for record in the office of the County Recorder of Douglas County, Nevada, on the 26th day of July, 1977, in Book 777, at Page 1246, as Document No. 11361 of Official Records; thence West 151.52 feet along the Northerly line of Section 24, thence South, 331.00 feet, thence East, 150.77 feet to the Easterly line of said Section 24; thence North 00°07'45" East, 331.00 feet along the Easterly line of said Section 24, to the POINT OF BEGINNING.**

**Said land is being a portion of Parcel 4 as set forth on Parcel Map of Lot 12 of Ruhenstroth Ranchos Subdivision, as recorded in Douglas County, Nevada, on the 26th day of July, 1977, in Book 777, at Page 1246, as Document No. 11361.**

**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 May 22, 1998, as Document No. 440320 of Official Records.**

**Assessor's Parcel Number(s):  
1220-24-501-037**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-24-501-037

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:	\$375,000.00
Deed in Lieu of Foreclosure Only (value of property)	( _____ )
Transfer Tax Value:	\$375,000.00
Real Property Transfer Tax Due:	\$1,462.50

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: % \_\_\_\_\_

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 A Claypool Capacity agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Sherrie A. Blum, Successor Trustee of The Harmon Family Trust dated November 15, 1995  
 Address: 11 Castlewood Drive  
 City: Pittsburg  
 State: CA                      Zip: 94565

Print Name: Brian Mosher and Amy Mosher  
 Address: 6193 Oneida Drive  
 City: San Jose  
 State: CA                      Zip: 95123

**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. #: 088599-TEA