

DOUGLAS COUNTY, NV

2017-901305

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

07/13/2017 10:22 AM

FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

E07

A.P.N.: 1320-30-710-016

File No: (SC)

R.P.T.T.: \$-0-

When Recorded Mail To: Mail Tax Statements To:
The David J. and Barbee A. Eckenrode Living Trust, UTD April
28, 2005
2898 La Cresta Cir
Minden, NV 89423

THIS INSTRUMENT IS BEING RECORDED
AS AN ACCOMODATION ONLY. NO
LIABILITY EXPRESSED OR IMPLIED, IS
ASSUMED BY FIRST AMERICAN TITLE CO.

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

David J. Eckenrode and Barbee A. Eckenrode, husband and wife as joint tenants with
right of survivorship, and not as tenants in common

do(es) hereby *GRANT, BARGAIN and SELL* to

David Jon Eckenrode and Barbee Ann Eckenrode, Trustees of The David J. and Barbee A.
Eckenrode Living Trust, UTD April 28, 2005

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

**THE REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA,
DESCRIBED AS FOLLOWS:**

PARCEL ONE:

**UNIT 15 AS SHOWN ON THE PLANNED DEVELOPMENT MAP (PD 03-005) FOR MINDEN
TOWN HOMES, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON
FEBRUARY 2, 2004 AS FILE NO. 603488**

PARCEL TWO:

**AN UNDIVIDED 1/31ST INTEREST IN THE COMMON ELEMENTS SHOWN ON THE
ABOVE MENTION PLANNED DEVELOPMENT MAP AND SET FORTH IN THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MINDEN
TOWNHOMES, RECORDED NOVEMBER 5, 2003 IN BOOK 1103, PAGE 2081,
DOCUMENT NO. 595951 AND IN THE AMENDED AND RESTATED DECLARATION
RECORDED FEBRUARY 6, 2004 IN BOOK 204, PAGE 2633, DOCUMENT NO. 604005.**

PARCEL THREE:

AN EXCLUSIVE EASEMENT FOR THE USE AND ENJOYMENT OF THE LIMITED COMMON ELEMENTS APPURTENANT TO PARCEL ONE, DESCRIBED ABOVE, AS SHOWN ON THE ABOVE MENTIONED PLANNED DEVELOPMENT MAP AND AS SET FORTH IN THE ABOVE MENTIONED DECLARATION AND AMENDED AND RESTATED DECLARATION.

Per NRS 111.312 - Legal Description appeared previously in Deed, recorded on December 8, 2006, as Book 1206, Page 3020, Document No. 0690370 in Douglas County Records, Douglas County, Nevada.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 07/05/2017

David J. Eckenrode
David J. Eckenrode

Barbee A. Eckenrode
Barbee A. Eckenrode

STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 07/07/2017 by
David J. Eckenrode and Barbee A. Eckenrode.

Mary Kelsh
Notary Public
(My commission expires: 11/06/2018)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 05, 2017** under Escrow No. .

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-30-710-016
- b) _____
- c) _____
- d) _____

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	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - JS</u>	

- 3. a) Total Value/Sales Price of Property: \$-0-
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$-0-
- d) Real Property Transfer Tax Due \$-0-

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #7
- b. Explain reason for exemption: From individual into Trust without consideration

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. Eckenrode*
Signature: _____

Capacity: *E. Officer*
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: David J. Eckenrode and Barbee A. Eckenrode
Address: 2898 La Cresta Cir
City: Minden
State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

David Jon Eckenrode and Barbee Ann Eckenrode, Trustees of The David J. and Barbee A. Eckenrode Living Trust, UTD April 28,
Print Name: 2005
Address: 2898 La Cresta Cir
City: Minden
State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Company File Number: SC/NF
Address: 1663 US Highway 395, Suite 101
City: Minden State: NV Zip: 89423