

DOUGLAS COUNTY, NV

2017-901526

RPTT:\$971.10 Rec:\$16.00

\$987.10 Pgs=3

07/18/2017 02:49 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1220-21-810-146

RPTT: \$971.10

Recording Requested By:

Western Title Company

Escrow No.: 088472-TEA

When Recorded Mail To:

Ashley Nichole Matthews

622 Victoria Way

Gardnerville NV

89460

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

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 Stewart-Schlegel, Eric William Schlegel, and Tanya J. Schlegel, Co-Trustees of the Second Amended and Restated William Earl Schlegel Trust Dated October 16, 2004

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

Ashley Nichole Matthews, a single woman, as her sole and separate property

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

Lot 299, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the Office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374, Page 676, as File No. 72456.

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

Dated: 05/24/2017

Second Amended and Restated William Earl Schlegel Trust Dated October 16, 2004

Sharon Stewart-Schlegel
Sharon Stewart-Schlegel, Co-Trustee

Eric William Schlegel
Eric William Schlegel, Co-Trustee

Tanya J. Schlegel
Tanya J. Schlegel, Co-Trustee

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

June 5, 2017

By Sharon Stewart-Schlegel

[Signature]
Notary Public



STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

June 5, 2017

By Eric William Schlegel

[Signature]
Notary Public



STATE OF Arizona

COUNTY OF Gila

This instrument was acknowledged before me on

[Signature]
By Tanya J. Schlegel

Shawna Daniels
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1220-21-810-146

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: \$249,000.00
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$249,000.00
Real Property Transfer Tax Due: \$971.10

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 A Claypool Capacity agent
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: William Earl Schlegel, Trustee of the Second Amended and Restated William Earl Schlegel Trust Dated October 16, 2004
Address: 981 Riverview Dr.
City: Gardnerville
State: NV Zip: 89460

Print Name: Ashley Nichole Matthews
Address: 622 Victoria Way
City: Gardnerville
State: NV Zip: 89460

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. #: 088472-TEA

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)