

APN#: 1420-33-701-030
RPTT: \$604.50



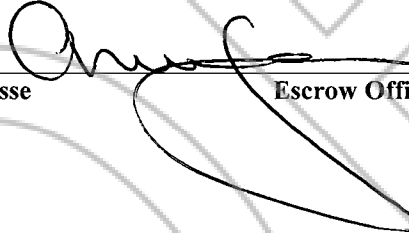
KAREN ELLISON, RECORDER

Recording Requested By:
Western Title Company
Escrow No.: 088789-ARJ

When Recorded Mail To:
William W. Nichols
220 Sheridan Creek Ct.
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 
Anu Jansse Escrow Officer

Grant, Bargain, and Sale Deed

THIS DOCUMENT HAS BEEN EXECUTED IN COUNTERPART

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,

Jeff Beland, an unmarried man and Michele Ulrech, an unmarried woman as joint tenants do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Ricky Paul DeCarlo and Cynthia C. DeCarlo, Trustees of The C & R DeCarlo 1993 Trust, dated July 22, 1993, as to an undivided 50% interest and William W. Nichols and Sandra Lee Nichols, Trustees of The Quails Nest Trust, 1999 dated July 28, 1999, and any amendments thereto, as to an undivided 50% interest, all as tenants in common

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, 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: 06/04/2017

Jeff Beland
Jeff Beland

Michele Ulrech

STATE OF Nevada } ss

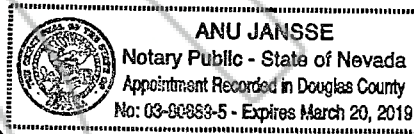
COUNTY OF Douglas

This instrument was acknowledged before me on

7/31/17

By Jeff Beland.

Anu Jansse
Notary Public



STATE OF _____ } ss

COUNTY OF _____

This instrument was acknowledged before me on

By Michele Ulrech.

Notary Public

Jeff Beland


Michele Ulrech

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on

By Jeff Beland.

Notary Public

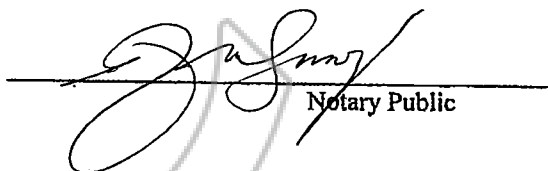
STATE OF CA

COUNTY OF ALAMEDA

This instrument was acknowledged before me on

07/15/2017

By Michele Ulrech.


Notary Public

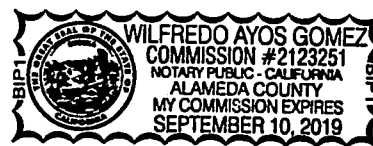


EXHIBIT "A"

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

A portion of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 14 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Commencing at the East 1/4 corner of Section 33, thence North 89°48'50" West, 669.12 feet; thence South 0°09'10" West, 30.00 feet, to the TRUE POINT OF BEGINNING; thence South 0°09'10" West, 444.98 feet; thence North 89°48'50" West, 322.68 feet; thence North 0°09'10" East, 444.98 feet; thence South 89°48'50" East, 322.68 feet to the POINT OF BEGINNING.

Said parcel more fully set forth as Parcel A-1 on that certain Parcel Map filed for record February 3, 1976, as Document No. 87065, Official Records of Douglas County, State of Nevada.

NOTE: The above metes and bounds description appeared previously in that certain Deed Upon Death recorded in the office of the County Recorder of Douglas County, Nevada on January 5, 2007, in Book 107, Page 1571 as Document No. 692214 of Official Records.

**Assessor's Parcel Number(s):
1420-33-701-030**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-33-701-030

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: \$155,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$155,000.00
 Real Property Transfer Tax Due: \$604.50

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 _____ Capacity Escrow officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Jeff Beland and Michele Ulrech
Address: 7101 Camino Tassajara
City: Pleasanton
State: CA **Zip:** 94588

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Ricky Paul DeCarlo and Cynthia C. DeCarlo, Trustees of The C & R DeCarlo 1993 Trust, dated July 22, 1993 and William W. Nichols Trustee of the Quails Nest Trust 1999
Address: 220 Sheridan Creek Court
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. #: 088789-ARJ