

DOUGLAS COUNTY, NV
RPTT:\$2379.00 Rec:\$16.00
\$2,395.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2017-902388

08/07/2017 12:19 PM

APN#: 1321-31-001-007

RPTT: \$2,379.00

Recording Requested By:

Western Title Company

Escrow No.: 089464-WLD

When Recorded Mail To:

Susan T. Vilardi, Trustee

1539 Anthony Ct.

Gardnerville, NV 89410

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,

Geraldine Lancaster and Philip Lancaster, wife and husband as joint tenants with right of survivorship

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

Susan T. Vilardi, Trustee of "The Susan T. Vilardi 2002 Trust"

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:


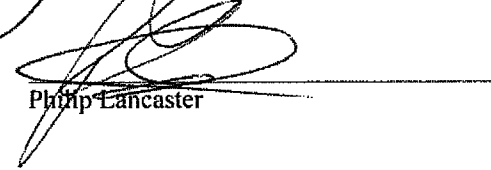
All that real property situate in the County of Douglas , State of Nevada, described as follows:

Being a portion of the East 1/2 of the Northeast 1/4 of Section 31, Township 13 North, Range 21 East, M.D.B.&M., further described as follows:

Parcel 2 as set forth on Final Parcel Map # LDA 00-070 for the WILSON TRUST, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on August 1, 2002, in Book 0802, Page 205, as Document No. 548529, of Official Records.

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

Dated: 08/03/2017


Geraldine Lancaster

Philip Lancaster


STATE OF NEVADA

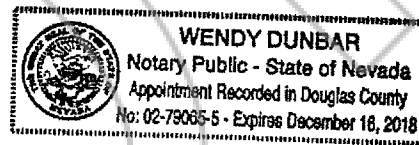
COUNTY OF DOUGLAS

This instrument was acknowledged before me on

August 4, 2017,

By Geraldine Lancaster and Philip Lancaster.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1321-31-001-007

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: \$610,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$610,000.00
 Real Property Transfer Tax Due: \$2,379.00

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 [Signature] Capacity Grantor
 Signature [Signature] Capacity Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Geraldine Lancaster and Philip Lancaster
 Address: 17791 Lime Rock Dr.
 City: Sonora
 State: CA Zip: 95370

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Susan T. Vilardi, Trustee of the Susan T. Vilardi 2002 Trust
 Address: 1539 Anthony Ct.
 City: Gardnerville
 State: NV Zip: 89410

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. #: 089464-WLD