

DOUGLAS COUNTY, NV
RPTT:\$1501.50 Rec:\$17.00
\$1,518.50 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2017-903216

08/28/2017 12:07 PM

APN# : 1220-09-410-025

RPTT: \$1,501.50

Recording Requested By:

Western Title Company

Escrow No.: 089915-WLD

When Recorded Mail To:

Jerry Peterson and Irene Chase

*1008 Silver Ranch Dr.
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 _____

[Handwritten 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,

Phillip J. Leal and Debra Justin Leal, Trustees of the Phill and Debbie Trust u/a/d 3/21/11

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

Jerry Peterson, a single man and Irene Chase, a single woman, 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 certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 25, of THE FINAL MAP OF SILVERRANCH UNIT 1-A, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on January 3, 1994, in Book 194, Page 256, as Document No. 326668.

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

Dated: 08/17/2017

The Phill and Debbie Trust
Phillip J. Leal
By: Phillip J. Leal, Trustee

Debra Justin Leal
By: Debra Justin Leal, Trustee

STATE OF _____

COUNTY OF _____

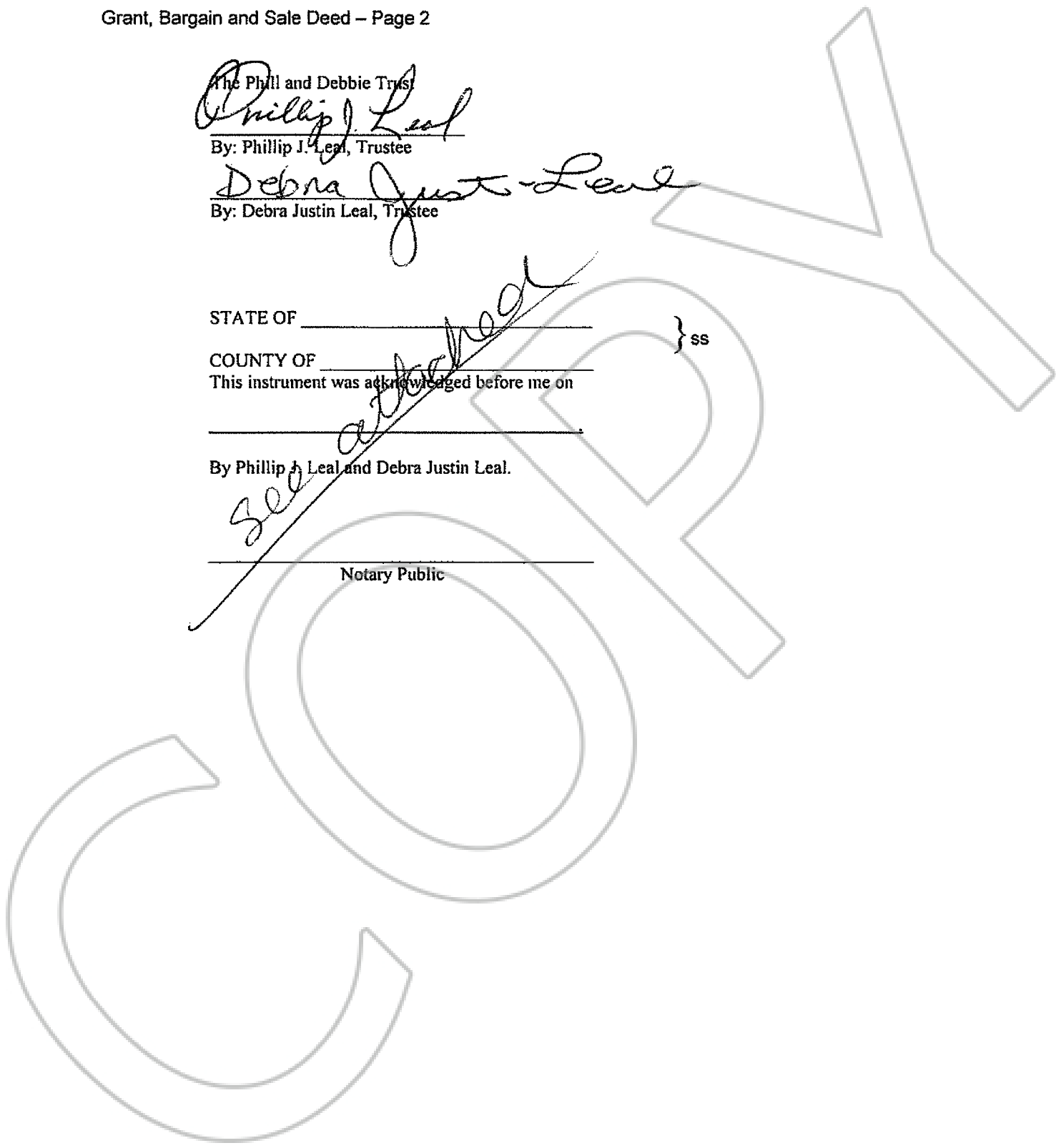
This instrument was acknowledged before me on

By Phillip J. Leal and Debra Justin Leal.

see attached

Notary Public

} ss



ALL-PURPOSE ACKNOWLEDGMENT

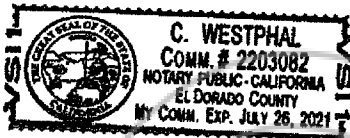
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
 County of El Dorado } SS.

On 0-22-17, before me, C Westphal, Notary Public,
DATE

personally appeared Philip J Leal & Debra Justin Leal, 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.

C Westphal
 NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER _____
- PARTNER(S) _____ TITLES)
- ATTORNEY-IN-FACT
- GUARDIAN/CONSERVATOR
- SUBSCRIBING WITNESS
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

 TITLE OR TYPE OF DOCUMENT

 NUMBER OF PAGES

 DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:
 NAME OF PERSON(S) OR ENTITY(IES)

RIGHT
 THUMBPRINT
 OF
 SIGNER

OTHER



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-09-410-025

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: \$385,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$385,000.00
 Real Property Transfer Tax Due: \$1,501.50

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 Phillip J. Leal Capacity Seller
 Signature Debra Justin-Leal Capacity SELLER

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Phillip J. Leal and Debra Justin Leal, Trustees of the Phill and Debbie Trust u/a/d 3/21/11
 Address: 2680 Cascade Trail
 City: Cool
 State: CA Zip: 95614

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Jerry Peterson and Irene Chase
 Address: 1068 Silvercreek
 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. #: 089915-WLD