

DOUGLAS COUNTY, NV
RPTT:\$1205.10 Rec:\$17.00
\$1,222.10 Pgs=4

2017-904095
09/15/2017 01:30 PM

ETRCO
KAREN ELLISON, RECORDER

APN#: 1420-07-117-013
RPTT: \$1,205.10

Recording Requested By:
Western Title Company

Escrow No.: 091229-TEA

When Recorded Mail To:

David Higgins and Judith E.
Higgins

1635 Cherry Hills Circle
South Lake Tahoe, CA 96150

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

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,

David F. Soulages, Successor Co-Trustee of The Soulages Family Trust dated 4/7/2006

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

David Higgins and Judith E. Higgins, husband and wife 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 Carson City, County of Douglas State of Nevada bounded and described as follows:

The land referred to herein is situated in the State of Nevada, County of Douglas described as follows:

Lot F10, as shown on the Final Map #97-1007-6 of VALLEY VISTA ESTATES, PHASE 5 recorded in the office of the Douglas County Recorder, State of Nevada, on September 24, 2001, in Book 901, at Page 5362, as Document No. 523333, 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: 08/31/2017

Grant, Bargain and Sale Deed -- Page 3

The Soulages Family Trust dated 4/7/2006

David F. Soulages T/E
David F. Soulages, Successor Co-Trustee

STATE OF _____

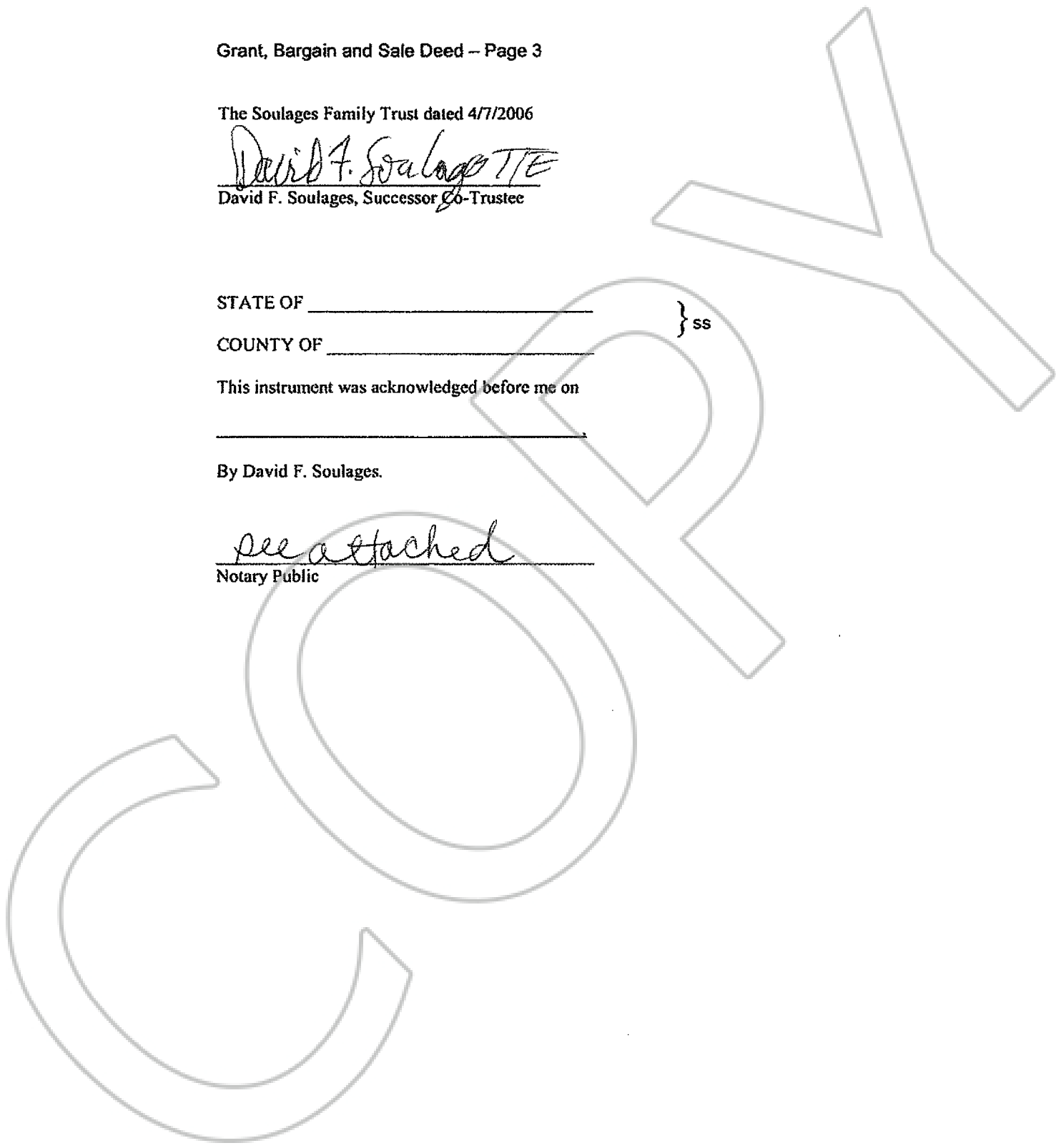
COUNTY OF _____

} ss

This instrument was acknowledged before me on

By David F. Soulages.

see attached
Notary Public



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 Shasta)

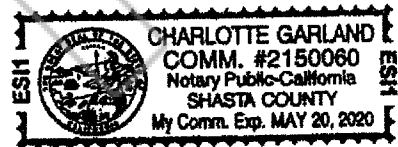
On September 8, 2017 before me, Charlotte Garland Notary Public
(insert name and title of the officer)

personally appeared David F. Soulages
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.

Signature Charlotte Garland (Seal)



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-07-117-013

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: \$309,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$309,000.00
 Real Property Transfer Tax Due: \$1,205.10

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: % _____

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: *David F. Soulages* Capacity: *Seller*
 Signature: *David Higgins* Capacity: *Buyer*

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: David F. Soulages, Successor Co-Trustee of The Soulages Family Trust dated 4/7/2006
 Address: 19823 Paso Robles
 City: Redding
 State: CA Zip: 96003

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: David Higgins and Judith E. Higgins
 Address: 1635 Cherry Hills Circle
 City: South Lake Tahoe
 State: CA Zip: 96150

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. #: 091229-TEA