

DOUGLAS COUNTY, NV
RPTT:\$1035.45 Rec:\$35.00
\$1,070.45 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2017-905320

10/06/2017 01:15 PM

APN#: 1220-21-510-065
RPTT: \$1,035.45

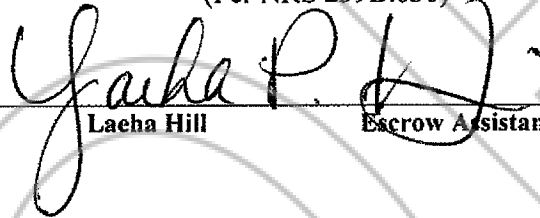
Recording Requested By:
Western Title Company
Escrow No.: 091738-ARJ

When Recorded Mail To:
Robert Koch
Deborah Koch
Stanley Keith Powell
128 North Way
Madera, CA 93637

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


Laeha Hill

Escrow Assistant

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,

Gary F. Childers, an unmarried man

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

Robert Koch and Deborah Koch, Husband and Wife as Community Property with Right of Survivorship, as to an undivided 50% interest, Stanley Keith Powell, Co-Trustee of The Powell Family Trust, dated June 11, 1993, as to an undivided 50% interest as tenants in common

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 325, as shown on the official map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record on May 29, 1973, in the office of the County Recorder of Douglas County, Nevada as Document No. 66512.

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

Dated: 09/26/2017

Gary F. Childers
Gary F Childers

STATE OF Oregon

COUNTY OF LANE

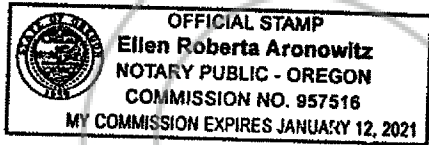
} ss

This instrument was acknowledged before me on

OCTOBER 3, 2017

By Gary F. Childers.

[Signature]
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-21-510-065

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: \$265,500.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$265,500.00
 Real Property Transfer Tax Due: \$1,035.45

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 (Escrow)
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Gary F. Childers
 Address: 2800 Cheryl Street
 City: Eugene
 State: OR Zip: 97405

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Robert Koch and Deborah Koch and Stanley Keith Powell, Co-Trustee of The Powell Family Trust, Dated June 11, 1993
 Address: 128 North Way
 City: Madera
 State: CA Zip: 93637

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. #: 091738-ARJ