

DOUGLAS COUNTY, NV

2017-907209

RPTT:\$429.00 Rec:\$35.00

\$464.00 Pgs=3

11/21/2017 02:53 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1220-04-114-017

RPTT: \$429.00

Recording Requested By:

Western Title Company

Escrow No.: 092439-TEA

When Recorded Mail To:

John L. Pilkinton, Trustee of the

John L. Pilkinton Living Trust

dated June 10, 2011

P.O. Box 581

Minden, NV 89423

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

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,

Kelly McGrath, Personal Representative of the Estate of Warren Howard Shouldis aka Warren H. Shouldis pursuant to Order Confirming Sale of Real Property filed in the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas under Case No. 17-PB-0040 filed concurrently herewith

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

John L. Pilkinton, Trustee of the John L. Pilkinton Living Trust dated June 10, 2011

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 78, as shown on the plat of KINGSLANE UNIT NO. 3A, filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 5, 1976, in Book 1176, Page 291, as File No. 4483. Said Plat was amended by Certificate of Amendment recorded December 2, 1976, as File No. 5025.

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

Dated: 10/19/2017

The Estate of Warren H. Shouldis

Kelly McGrath

Kelly McGrath, Personal Representative of the Estate of Warren Howard Shouldis
aka Warren H. Shouldis pursuant to Order Confirming Sale of Real
Property filed in the Ninth Judicial District Court of the State
of Nevada in and for the County of Douglas under Case No. 17-PB-0040
filed concurrently herewith
STATE OF California

COUNTY OF Marin } ss

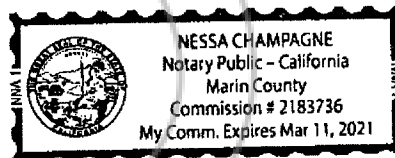
This instrument was acknowledged before me on

November 20, 2017

By Kelly McGrath.

Nessa Champagne

Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-04-114-017

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: \$110,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$110,000.00
 Real Property Transfer Tax Due: \$429.00

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

5. Partial Interest: Percentage being transferred: % _____

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 John L. Pilkinton Capacity grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Kelly McGrath Appointed Administrator of The Estate of Warren H. Shouldis
 Address: 24 Yosemite Rd
 City: San Rafael
 State: CA Zip: 949003

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: John L. Pilkinton, Trustee of the John L. Pilkinton Living Trust dated June 10, 2011
 Address: P.O. Box 581
 City: Minden
 State: NV Zip: 89423

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. #: 092439-TEA

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Signature Kelley Capacity Grantor
 Signature _____ Capacity _____

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(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)