

DOUGLAS COUNTY, NV

2017-907307

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

11/27/2017 12:38 PM

ETRCO

KAREN ELLISON, RECORDER

E07

APN# : 1319-03-811-001
RPTT: \$0.00 Exempt. #7

Recording Requested By:
Western Title Company

Escrow No.: 079396-ARJ

When Recorded Mail To:

Joseph W Nady and Cleo M
Whipple-Nady

P.O. Box 85

Genoa, NV 89411

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



Cleo M Whipple-Nady

Owner

Grant, Bargain, and Sale Deed

This document is being
recorded as an
accommodation only.

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,

Cleo M Whipple-Nady and Joseph W Nady , Wife and Husband as Joint Tenants, with Right of Survivorship

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


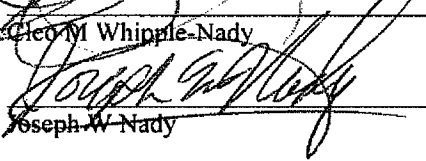
Cleo M Whipple-Nady and Joseph W Nady, Trustees of The Nady Family Revocable Living Trust
Dated December 16, 2013

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Genoa, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 11/01/2017


Cleo M Whipple-Nady

Joseph W Nady

STATE OF Nevada

COUNTY OF Douglas

} ss

This instrument was acknowledged before me on

11/27/17

By Cleo M Whipple-Nady and Joseph W Nady.

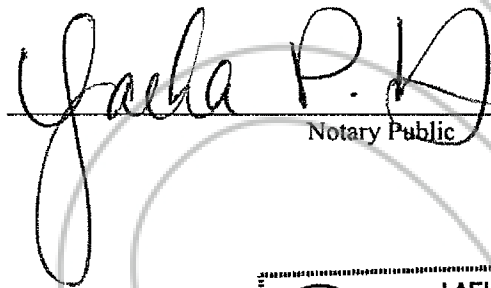

Notary Public



EXHIBIT "A"

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

PARCEL I:

Lot 1, Block A as said lot and block is set forth on the Final Map of GENOA LAKES PHASE 2, a Planned Unit Development, recorded June 2, 1994 in the Official Records of Douglas County, Nevada as Document No. 338683.

PARCEL II:

That certain exclusive use and landscape easement described as follows:

COMMENCING at the southeasterly corner of Unit 1 as shown on the Final Map for Genoa Lakes Phase 2 Planned Unit Development, Document No. 338683 of the Douglas County Recorder's Office, said point bears North 38°20'14" West, 87.22 feet from tie point "A" as shown on the Genoa Lakes Phase 2 Final Map; thence South 83°06'26" West, along the southerly line of said Unit 1, 56.33 feet to the true point of beginning; thence South 83°38'08" East, 35.61 feet; thence South 83°19'56" East, 25.00 feet to the southwesterly corner of Unit 2 as shown on said Genoa Lakes Phase 2 Final Map; thence South 01°44'00" West, 16.51 feet to a point on the northerly line of said Unit 1; thence along the northerly and westerly boundary lines of said Unit 1 the following 8 courses: South 83°06'26" West, 64.00 feet; South 06°53'34" East, 2.33 feet; South 83°06'26" West, 2.00 feet; South 06°53'34" East 12.50 feet; North 83°06'26" East, 21.67 feet; South 06°53'34" East, 37.83 feet to the true point of beginning.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on March 11, 2010, as Document No. 760078, in Book 310, Page 2835 of Official Records.

**Assessor's Parcel Number(s):
1319-03-811-001**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1319-03-811-001

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: <u>Trust OR BC</u>	

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section #7
 b. Explain Reason for Exemption: Individual to Trust without consideration

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: Joseph W Nady and Cleo M Whipple-Nady,
 Address: _____
 City: Genoa
 State: NV Zip: 89411

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Joseph W Nady and Cleo M Whipple-Nady, trustees of The Nady Family Revocable Living Trust Dated December 16, 2013
 Address: _____
 City: Genoa
 State: NV Zip: 89411

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. #: 079396-ARJ