

DOUGLAS COUNTY, NV
RPTT:\$2086.50 Rec:\$35.00
\$2,121.50 Pgs=4 2017-908469
12/26/2017 03:50 PM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1320-36-002-049
RPTT: \$2,086.50

Recording Requested By:
Western Title Company
Escrow No.: 093337-TEA
When Recorded Mail To:
Andrew L. Roberts and Christine
L. Roberts
24624 Jena Drive
Newhall, CA 91321

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,

Donna H. Coker, Co-Trustee, of The Coker Family Trust U/D/T April 20, 2009

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

Andrew Roberts and Christine Roberts, 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 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 8, Block I, as shown on the Map of WILDFLOWER RIDGE, UNIT 7A, filed for record in the office of the County Recorder on February 5, 1991 in Book 291, Page 313, as Document No. 244241, Official Records of Douglas County, State of Nevada.

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

Dated: 11/30/2017

The Coker Family Trust U/D/T April 20, 2009

Donna H. Coker, Co-Trustee
Donna H. Coker, Co-Trustee

STATE OF CA }
COUNTY OF ORANGE } ss

This instrument was acknowledged before me on

December 6, 2017

By Donna H. Coker.

Lisa Kitadani Hoffman
Notary Public

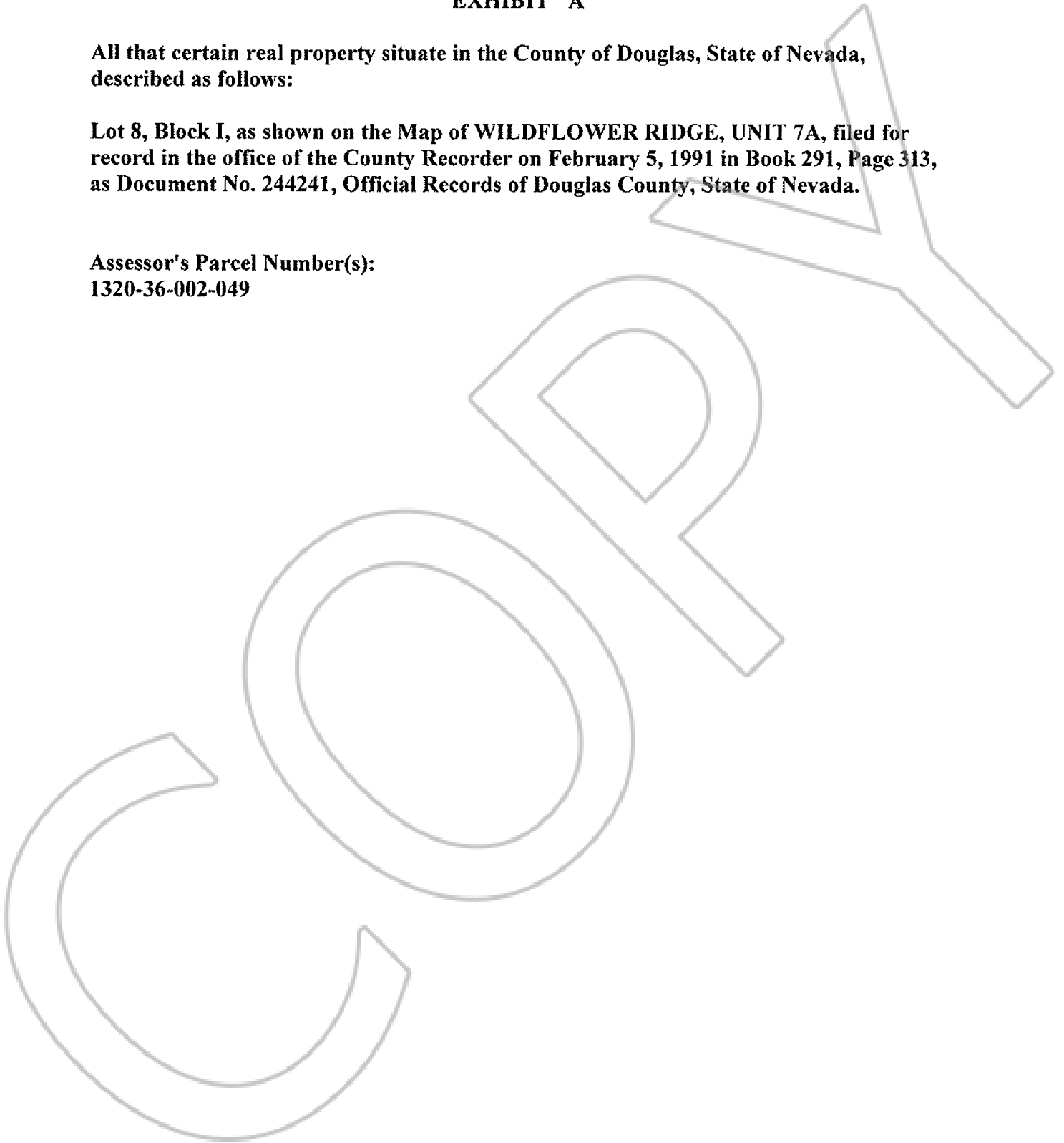


EXHIBIT "A"

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

**Lot 8, Block I, as shown on the Map of WILDFLOWER RIDGE, UNIT 7A, filed for
record in the office of the County Recorder on February 5, 1991 in Book 291, Page 313,
as Document No. 244241, Official Records of Douglas County, State of Nevada.**

**Assessor's Parcel Number(s):
1320-36-002-049**



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-36-002-049

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: \$535,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$535,000.00
 Real Property Transfer Tax Due: \$2,086.50

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

5. Partial Interest: Percentage being transferred: %

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 Buyer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Donna H. Coker, Co-Trustee, of The Coker Family Trust U/D/T April 20, 2009
 Address: P.O. Box 977
 City: Trabuco Canyon
 State: CA Zip: 92678

Print Name: Andrew L. Roberts and Christine L. Roberts
 Address: 24624 Jena Drive
 City: Newhall
 State: CA Zip: 91321

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. #: 093337-TEA