

DOUGLAS COUNTY, NV
RPTT:\$1092.00 Rec:\$35.00
\$1,127.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2018-909539

01/23/2018 01:10 PM

APN#: 1420-33-510-008
RPTT: \$1,092.00

Recording Requested By:
Western Title Company
Escrow No.: 094201-TEA
When Recorded Mail To:

Tarltan Madera LLC
3562 S. Elm Ave
Fresno, CA 93706

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,

Larry A. Thomas and Deborah G. Thomas, husband and wife and Daniel Bunn and Jennifer Bunn, husband and wife all as joint tenants with right of survivorship

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

Tarlton Madera, LLC, a California Limited Liability Company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, 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, in Block 1, as shown on the Subdivision Plat of MOUNTAIN VIEW ESTATES NO. 1, filed for record in the office of the County Recorder of Douglas County, Nevada on December 1, 1978, in Book 1278 at Page 69 as File No. 27818.

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

Dated: 01/16/2018

Grant, Bargain and Sale Deed – Page 3




Daniel Bunn



Jennifer Bunn



Larry Thomas




Deborah Thomas

STATE OF Nevada
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on
11/9/18

By Larry Thomas and Deborah Thomas, Daniel Bunn and
Jennifer Bunn.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-33-510-008

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: \$280,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$280,000.00
 Real Property Transfer Tax Due: \$1,092.00

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 [Signature] Capacity Grantor
 Signature [Signature] Capacity Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Daniel Bunn and Jennifer Bunn, Larry Thomas and Deborah Thomas
 Address: 2952 San Mateo Dr
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Tarlton Madera LLC, a California Limited Liability Company
 Address: 3562 S. Elm Ave
 City: Fresno
 State: CA Zip: 93706

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. #: 094201-TEA