

DOUGLAS COUNTY, NV
RPTT:\$1287.00 Rec:\$35.00
\$1,322.00 Pgs=5
ETRCO
KAREN ELLISON, RECORDER

2018-910289

02/12/2018 12:42 PM

APN# : 1219-10-002-064
RPTT: \$1,287.00

Recording Requested By:
Western Title Company

Escrow No.: 072017-TEA
When Recorded Mail To:
Jeffrey S. Wass
1767 Solitude Lane
Gardnerville, NV 89410

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

This document has been signed in counter-part

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,

Jeffrey S. Wass and Jodi Paige Wass, Trustee of the Jeff and Jodi Wass Family Trust (J.S.W.s.-Sp) dated February 5, 2008 as to an undivided 58% interest who acquired title as Jeffrey S. Wass and Jodi Paige Wass, Trustees of the Jeff and Jodi Wass Family Trust (J.S.W.s. – SP) and Michael R. McAllister, Trustee of the Michael McAllister 2000 Trust Agreement dated March 29, 2000, who acquired title as Michael R. McAllister, Trustee of the Michael McAllister 200 Trust Agreement dated March 29, 200, as to an undivided 42% interest

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

Jeffrey S. Wass , Trustee of the Jeff and Jodi Wass Family Trust (J.S.W.s.-Sp) dated February 5, 2008

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:

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: 01/04/2018

Grant, Bargain and Sale Deed - Page 3

The Jeff and Jodi Wass Family Trust (J.S.W.S.-Sp) dated February 5, 2008

Signed in Counter part
Jeffrey S. Wass, Trustee

The Michael McAllister 2000 Trust Agreement dated March 29, 2000

Michael R. McAllister
Michael R. McAllister, Trustee

STATE OF NEVADA

} ss

COUNTY OF DOUGLAS

This instrument was acknowledged before me on

By Jeffrey S. Wass

Signed in Counter part
Notary Public

STATE OF Arizona

} ss

COUNTY OF Pinal

This instrument was acknowledged before me on

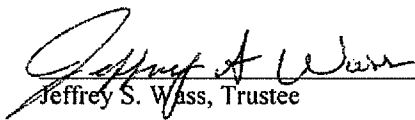
Feb 9th 2018

By Michael R. McAllister

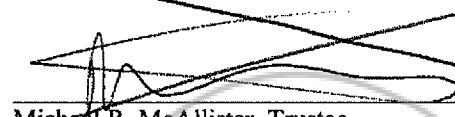
Elizabeth Seavello
Notary Public



The Jeff and Jodi Wass Family Trust (J.S.W.S.-Sp) dated February 5, 2008


Jeffrey S. Wass, Trustee

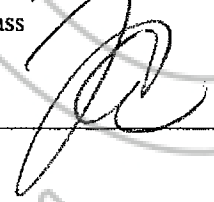
~~The Michael McAllister 2000 Trust Agreement dated March 29, 2000~~

~~
Michael R. McAllister, Trustee~~
by Michael C. Gilbert
As his Attorney in Fact
Signed in counter-part

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on
2/1/18

By Jeffrey S. Wass

Notary Public

} ss

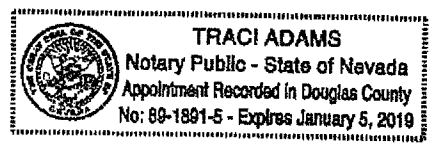


EXHIBIT "A"

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

Parcel "B" Remainder as shown on the Final Map for Sierra Country Estates, Phase 2 filed for record January 27, 2000 in the office of the Recorder, Douglas County, Nevada as Document No. 485130.

TOGETHER WITH:

Remainder Parcel "A" as shown on the Final map for the Sierra Country Estates, Phase 1 filed for record March 28, 1996 in said office of Recorder as Document No. 384282.

TOGETHER WITH:

A parcel of land located within a portion of Section 10, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the southernmost point of said Parcel "B" Remainder;

thence North 32°06'44" West, 33.02 feet to a point on the easterly line of an existing 24' private access & public utility easement per Grant Bargain and Sale Deed, filed for record January 26, 2000 in said office of Recorder in Book 100 at Page 3969, the POINT OF BEGINNING;

thence along said 24' private access & public utility easement the following courses:

Along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 33.00 feet, central angle of 85°41'32", arc length of 49.36 feet and chord bearing and distance of North 82°26'11" West, 44.88 feet;

Along the arc of a compound curve to the right, having a radius of 113.00 feet, central angle of 13°18'45" and arc length of 26.26 feet;

North 26°17'11" West, 85.59 feet;

Along the arc of a curve to the left, having a radius of 287.00 feet, central angle of 43°52'41" and arc length of 219.79 feet;

North 70°09'51" West, 89.74 feet;

Along the arc of a curve to the right, having a radius of 288.00 feet, central angle of 19°42'10" and arc length of 99.04 feet;

North 50°27'44" West, 87.24 feet;

Along the arc of a curve to the right, having a radius of 622.35 feet, central angle of 01°12'01" and arc length of 13.04 feet;

thence leaving said 24' private access & public utility easement, North 37°00'09" East, 15.73 feet;

thence South 72°39'45" East, 314.38 feet;

thence South 32°06'44" East, 365.50 feet to the POINT OF BEGINNING.

The above-described parcel contains 69.41 acres, more or less.

The Basis of Bearing of this description is North 89°52'33" West, the north line of the Southwest one-quarter (SW1/4) of Section 10, T.12N., R.19E, M.D.M. as shown on The Record of Survey to Support a Lot Line Adjustment for William R. Tomerlin Trust filed for record April 17, 1995 in said office of Recorder as Document No. 360223.

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Grant, Bargain, Sale Deed, recorded in the office of the County Recorder of Douglas County, Nevada on April 27, 2016, as Document No. 2016-879964 of Official Records.

Assessor's Parcel Number(s):
1219-10-002-064

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1219-10-002-064

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: \$330,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$330,000.00
 Real Property Transfer Tax Due: \$1,287.00

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 _____ Capacity Escrow officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Jeffrey S. Wass, Trustee of the Jeff and Jodi Wass Family Trust (J.S.W.s.-Sp) dated February 5, 2008 as to an undivided 58% interest and Michael R. McAllister, Trustee of the Michael McAllister 2000 Trust Agreement dated March 29, 2000 as to an undivided 42% interest
Address: 1767 Solitude Lane
City: Gardnerville
State: NV **Zip:** 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Jeffrey S. Wass, Trustee of the Jeff and Jodi Wass Family Trust (J.S.W.s.-Sp) dated February 5, 2008
Address: 1767 Solitude Lane
City: Gardnerville
State: NV **Zip:** 89410

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. #: 072017-TEA