

DOUGLAS COUNTY, NV

2018-910388

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

02/14/2018 09:43 AM

ETRCO

KAREN ELLISON, RECORDER

E07

APN# : 1320-32-810-003

RPTT: 7

Recording Requested By:

Western Title Company

Escrow No.: 094388-TEA

When Recorded Mail To:

Dennis McDuffee

Jolie McDuffee

1502 Hussman Ave

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

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,

Dennis McDuffee and Jolie McDuffee, husband and wife as joint tenants

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

Dennis McDuffee and Jolie N. McDuffee, husband and wife as joint tenants as to a portion of said land and Dennis W. McDuffee and Jolie N. McDuffee, Trustees of the Willraenicsam Living Trust, dated August 22, 2011 as to a portion of said land

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 17 in Block C of SIERRA MEADOWS SUBDIVISION PHASE II, according to the map thereof, filed for record in the office of the County Recorder of Douglas County, State of Nevada on November 21, 1977, in Book 1177, Page 1307, as Document No. 15229.

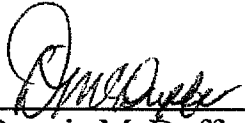
Together with a parcel of land located in Section 32, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Beginning at the Southeast corner of Block C of the Sierra Meadows Subdivision Map Phase 2 filed for record the 21st day of November 1977 in the office of recorder, Douglas County, Nevada as Document No. 15229, thence North 51°33'29" West, 20.00 feet to the Southeast corner of Lot 17 per said map; thence along the Easterly line of Lot 17 North 39°23'59" East, 140.55 feet to the Southerly line of Hussman Boulevard; thence South 51°20'00" East, 20.00 feet; thence South 39°23'59" West, 140.47 feet to the Point of Beginning.

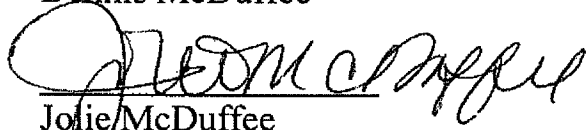
NOTE: The above metes and bounds description appeared previously in that certain Quit Claim Deed recorded in the office of the County Recorder of Douglas County, Nevada on August 31, 2011, as Document No. 788882 of Official Records.

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

Dated: 02/8/2018



Dennis McDuffee



Jolie McDuffee

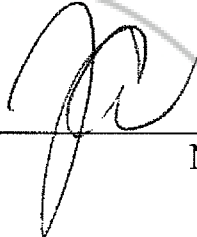
STATE OF NEVADA } ss

COUNTY OF DOUGLAS

This instrument was acknowledged before
me on

February 8, 2018.

By Dennis McDuffee and Jolie McDuffee



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1320-32-810-003

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>Verified Trust - JS</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: Deed into 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 _____ Capacity Grantor
 Signature _____ Capacity Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Dennis McDuffee and Jolie McDuffee

Address: 1502 Hussman Ave
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Dennis McDuffee and Jolie N. McDuffee, husband and wife as joint tenants as to a portion of said land and Dennis W. McDuffee and Jolie N. McDuffee, Trustees of the Willraenicsam Living Trust, dated August 22, 2011 as to a portion of said land

Address: 1502 Hussman Ave
 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. #: 094388-TEA