

DOUGLAS COUNTY, NV

2018-910447

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

02/15/2018 02:20 PM

ETRCO

KAREN ELLISON, RECORDER

E07

APN#: 1220-09-417-002
RPTT: \$0.00 Exempt #7

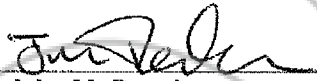
Recording Requested By:
Western Title Company
Escrow No.: ARJACCM32

When Recorded Mail To:
John Michael Reardon
Cindy Lee Reardon
1206 Sierra Vista Dr.
Gardnerville, NV 89460

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



John M. Reardon

Owner

Grant, Bargain, and Sale Deed

This document is being
recorded as an
accomodation 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,

John M. Reardon and Cindy L. Reardon, husband and wife as joint tenants with right of survivorship

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

John Michael Reardon and Cindy Lee Reardon, Trustees of The Reardon Family Trust, Dated December 12, 2016

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:

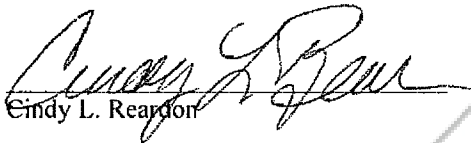
See attached Exhibit A

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

Dated: 02/13/2018



John M. Reardon



Cindy L. Reardon

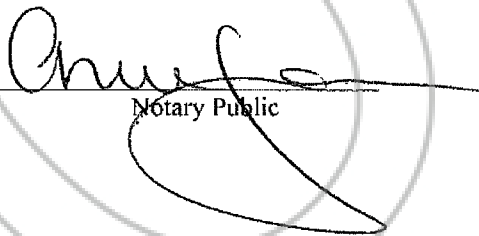
STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

2/13/18

By John M. Reardon and Cindy L. Reardon



Notary Public

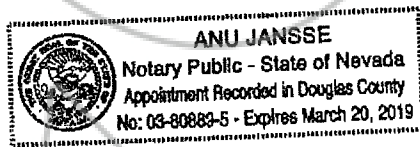


Exhibit A

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

Lot 2, as shown on that Final Subdivision Map LDA#97-008-8 for SILVERANCH PHASE 8, filed for record on, May 7, 2004, in Book 0504, at Page 2789, as File No. 612542, Official Records, Douglas County, Nevada.

SUBJECT TO THOSE CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 7, 2004, IN BOOK 0504, PAGE 2799, AS DOCUMENT NO. 612545, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

RESERVING THEREFROM ANY AND ALL APPURTENANT WATER, WATER RIGHTS, DITCH AND/OR DITCH RIGHTS, INCLUDING BUT NOT LIMITED TO THOSE CERTAIN RIGHTS UNDER CLAIMS NOS 254, 277, 278 AND 279 OF THE FINAL DECREE ENTERED ON OCTOBER 28, 1989 IN "UNITED STATES OF AMERICA V. ALPINE LAND AND RESERVOIR COMPANY ET AL, CIVIL NUMBER D-183BRT, IN THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF NEVADA.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-09-417-002

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: 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 *John Michael Reardon* Capacity Owner
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: John M. Reardon and Cindy L. Reardon
 Address: 1206 Sierra Vista Dr.
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: John Michael Reardon and Cindy Lee Reardon, Trustees of The Reardon Family Trust, Dated December 12, 2016
 Address: 1206 Sierra Vista Dr.
 City: Gardnerville
 State: NV Zip: 89460

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. #: ARJACCM32