

DOUGLAS COUNTY, NV **2018-910483**  
RPTT:\$1072.50 Rec:\$35.00  
\$1,107.50 Pgs=3 02/16/2018 11:57 AM  
ETRCO  
KAREN ELLISON, RECORDER

APN# : 1219-22-001-073  
RPTT: \$1,072.50

Recording Requested By:  
Western Title Company

Escrow No.: 094028-TEA  
When Recorded Mail To:  
James Vawter, Karen Tierney,  
James Tierney and Karen Burke  
530 Ramona Ave Monterey, CA  
93940  
1501 Crystal Drive Apt #824  
Arlington, VA 22202

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,

Five Creek Limited Liability Company, a Nevada limited liability company

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

James S. Vawter, individually and as Trustee of the Vawter Tierney Living Trust; Karen M. Tierney, individually and as Trustee of the Vawter Tierney Living Trust; James J. Tierney, individually and as Trustee of the James J. Tierney Trust; and Karen M. Burke, Trustee of the Karen M. Burke Trust, as Tenants in Common.

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:

Parcel 1:

Lot 601, as set forth on that Final Subdivision Map Planned Unit Development 2014-6 of JOB'S PEAK RANCH UNIT 6, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 6, 2009, in Book 0309, at Page 1336, as Document No. 739115, Official Records. And amended on that amended plat of a portion of JOB'S PEAK RANCH UNIT 6, amending Lots A, B, 601, 602, 611 through 617 filed in the office of the County Recorder of Douglas County, State of Nevada on January 27, 2011 in Book 111, Page 5836, as Document No. 777626, Official Records.

Parcel 2:

A non-exclusive easement for use, access to and enjoyment of the Common Element pursuant to document entitled "Declaration of Covenants, Conditions and Restrictions", recorded May 22, 1997, in Book 597, Page 3892, as Document No. 413179, re-recorded December 3, 1997, in Book 1297, Page 783, as Document No. 427651 and re-recorded February 14, 2000, in Book 200, Page 2204, as Document No. 486266, Official Records, Douglas County, Nevada.

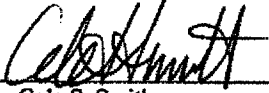
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 01/18/2018

Grant, Bargain and Sale Deed – Page 3

Five Creek Limited Liability Company,  
a Nevada limited liability company


By: Smith and Smith LLC, a Nevada limited liability company

By:   
Cole S. Smith  
Manager

STATE OF Nevada  
COUNTY OF Douglas } ss

This instrument was acknowledged before me on  
1/29/18

By Cole S. Smith.

  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1219-22-001-073

2. Type of Property:  
 a)  Vacant Land  
 b)  Single Fam. Res.  
 c)  Condo/Twhsc  
 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: \$275,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$275,000.00  
 Real Property Transfer Tax Due: \$1,072.50

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 Escrow Assistant  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

Print Name: Five Creek Limited Liability Company, a Nevada limited liability company  
 Address: 1650 Hwy 395 Ste 202 B  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: James Vawter, Karen Tierney, James Tierney and Karen Burke  
 Address: 530 Ramona Ave Monterey, CA 93940  
1501 Crystal Drive Apt #824  
 City: Arlington  
 State: VA Zip: 22202

**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. #: 094028-TEA