

DOUGLAS COUNTY, NV  
RPTT:\$2301.00 Rec:\$35.00  
\$2,336.00 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

**2018-911676**

03/16/2018 10:21 AM

APN#: 1219-14-002-058  
RPTT: \$2,301.00

Recording Requested By:  
Western Title Company

Escrow No.: 094886-TEA

When Recorded Mail To:

McCullers Family Trust  
411 Diorite Road  
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 \_\_\_\_\_

Traci Adams

Escrow Officer

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**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,

**Brenda D Conners, an unmarried woman and Kimberly A. Rivard, an unmarried woman as joint tenants with right of survivorship**

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

**Carl S. McCullers and Debbie McCullers, Trustees of the McCullers Family Trust , dated July 7, 2010**

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:

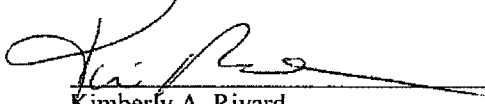
Parcel B-2 on that certain final parcel map filed in the office of the Douglas County Recorder, State of Nevada, on the 23<sup>rd</sup> day of July, 2002 in Book 0702, Official Records, at Page 7399, Document No. 547790.

EXCEPT THEREFROM an undivided one-half interest in and to all oil, gas, petroleum, naptha, other hydro-carbon substances and minerals of whatsoever kind and nature in, upon or beneath said land, together with right of entry, as reserved by the Federal Land Bank of Berkeley, a Corporation, by Deed recorded May 12, 1941, in Book W of Deeds, Page 64, Document No. 7977, Douglas County, Nevada, Records.

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

Dated: 02/14/2018

  
\_\_\_\_\_  
Brenda D. Conners

  
\_\_\_\_\_  
Kimberly A. Rivard

STATE OF Nevada }  
COUNTY OF Douglas } ss

This instrument was acknowledged before me on  
3/2/18

By Brenda D Conners and Kimberly A. Rivard.

  
\_\_\_\_\_  
Notary Public

 TRACI ADAMS  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 88-1891-5 - Expires January 5, 2019

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1219-14-002-058

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:	\$590,000.00
Deed in Lieu of Foreclosure Only (value of property)	(
Transfer Tax Value:	\$590,000.00
Real Property Transfer Tax Due:	\$2,301.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section  
 b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 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 buyers  
 Signature Debbie McCullers Capacity buyers

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

Print Name: Brenda D Connors and Kimberly A. Rivard

Address: \_\_\_\_\_  
 City: Berry Creek  
 State: CA                      Zip: 95916

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

Print Name: Carl S. McCullers and Debbie McCullers, Trustees of the McCullers Family Trust, dated July 7, 2010

Address: \_\_\_\_\_  
 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

Esc. #: 094886-TEA

Address: Douglas Office  
 1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)