

DOUGLAS COUNTY, NV

2018-911899

RPTT:\$990.60 Rec:\$35.00

\$1,025.60 Pgs=3

03/22/2018 01:36 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1220-16-310-085

RPTT: \$990.60

Recording Requested By:

Western Title Company

Escrow No.: 095304-TEA

When Recorded Mail To:

John Michael Matthews Trustee, of

The Matthews Revocable Trust

dated July 24, 2002

4948 Saint Andrews Dr

Stockton CA 95219

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,

Samantha Dawn Lobato, a single woman and Morgan Brooks Burton, a single man as joint tenants with right of survivorship

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

John Michael Matthews Trustee, of The Matthews Revocable Trust dated July 24, 2002

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 NO. 1:

Parcel 5, as shown on the Final Map #PD 04-003 for SEQUOIA VILLAGE PLANNED DEVELOPMENT, recorded March 16, 2006 in Book 306, at Page 5641, as Document No. 669980 in the Official Records of Douglas County, Nevada.

PARCEL NO. 2:

An easement for open space, public utility, drainage and access over Parcel B, Common Area, as shown on the Final Map #PD 04-003 for SEQUOIA VILLAGE PLANNED DEVELOPMENT, recorded March 16, 2006 in Book 306, at Page 5641, as Document No. 669980 in the Official Records of 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: 03/06/2018

SD
Samantha Dawn Lobato

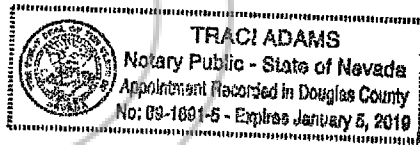
MB
Morgan Brooks Burton

STATE OF Nevada }
COUNTY OF Douglas } ss

This instrument was acknowledged before me on
March 7, 2018

By Samantha Dawn Lobato and Morgan Brooks Burton.

TA
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-16-310-085

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: \$254,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$254,000.00
 Real Property Transfer Tax Due: \$990.60

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 [Handwritten Signature] Capacity Escrow Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Samantha Dawn Lobato and Morgan Brooks Burton
 Address: 1444 James Rd
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: John Michael Matthews Trustee, of The Matthews Revocable Trust dated July 24, 2002
 Address: 4948 Saint Andrews Dr
 City: Stockton
 State: CA Zip: 95219

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. #: 095304-TEA