

DOUGLAS COUNTY, NV  
RPTT:\$1170.00 Rec:\$35.00  
\$1,205.00 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

**2018-911930**

**03/23/2018 09:51 AM**

APN# : 1220-01-001-032

RPTT: \$1,170.00

Recording Requested By:

Western Title Company

Escrow No.: 095457-WLD

When Recorded Mail To:

Adam Cohen and Sheila Labrum

1550 Huston Rd.

Lafayette, CA 94549

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 \_\_\_\_\_

  
Wendy Dunbar

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,

Douglas A. Johns and Mary Ann Johns, husband and wife as joint tenants with right of survivorship do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Adam Cohen, an unmarried man and Sheila Labrum, an unmarried man as joint tenants with right of survivorship

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:

BEING WITHIN THE NORTHEASTERLY 1/4 OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M. DOUGLAS COUNTY, NEVADA AND BEING, FURTHER DESCRIBED AS FOLLOWS:

PARCEL A-3 OF PARCEL MAP #2038 FOR MOLINE BUILDERS, INC., A REDIVISION OF PARCEL A OF PARCEL MAP #2032 FOR MOLINE BUILDERS, INC., FILED FOR RECORD MAY 15, 1997, IN BOOK 597, PAGE 2441, AS DOCUMENT NO. 412571, OF OFFICIAL RECORDS OF DOUGLAS COUNTY RECORDERS OFFICE, MINDEN, NEVADA.

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

Dated: 03/19/2018



Douglas A. Johns



Mary Ann Johns

STATE OF OHIO

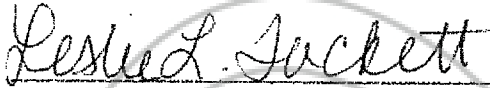
COUNTY OF Franklin

} ss

This instrument was acknowledged before me on

3/19/18

By Douglas A. Johns and Mary Ann Johns.



Notary Public



LESLIE L. TACKETT  
Notary Public, State of Ohio  
My Commission Expires 08-11-2021

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1220-01-001-032

2. Type of Property:  
 a)  Vacant Land  
 c)  Condo/Twnhse  
 e)  Apt. Bldg  
 g)  Agricultural  
 i)  Other \_\_\_\_\_  
 b)  Single Fam. Res.  
 d)  2-4 Plex  
 f)  Comm'l/Ind'l  
 h)  Mobile Home

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$300,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( )  
 Transfer Tax Value: \$300,000.00  
 Real Property Transfer Tax Due: \$1,170.00

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 Mary Ann Johns Capacity Sellers/Grantors  
 Signature Douglas A. Johns Capacity Seller

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

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

Print Name: Douglas A. Johns and Mary Ann Johns  
 Address: 208 S. High St  
 City: Columbus, OH 43215  
 State: OH Zip: 43215

Print Name: Adam Cohen and Sheila Labrum  
 Address: 1550 Huston Rd.  
 City: Lafayette  
 State: CA Zip: 94549

**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. #: 095457-WLD