

DOUGLAS COUNTY, NV
RPTT:\$1021.80 Rec:\$35.00
\$1,056.80 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2018-913132

04/18/2018 12:27 PM

APN# : 1219-10-002-007
RPTT: \$1,021.80

Recording Requested By:
Western Title Company
Escrow No.: 096149-ARJ

When Recorded Mail To:
William W. Nichols
220 Sheridan Creek Court
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 _____

Ann Jansse

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,

David Gauthier and Lori Gauthier, husband and wife as joint tenants

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

William W. Nichols, Trustee of The Quails Nest Trust 1999

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:

Lot 7 on the Final Map of SIERRA COUNTRY ESTATES, PHASE 1, A Planned Unit Development, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 28, 1996, in Book 396, Page 4735, as Document No. 384282.

TOGETHER WITH a 24 Foot Private Access Easements as set forth on the Final Map of SIERRA COUNTRY ESTATES, PHASE 1.

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

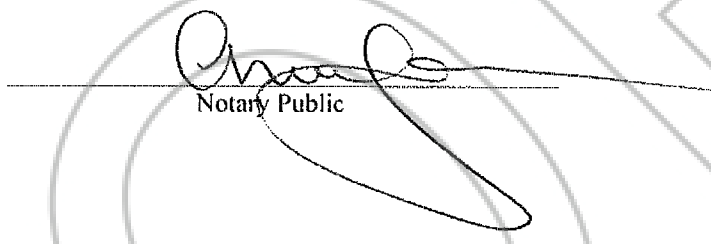
Dated: 04/12/2018

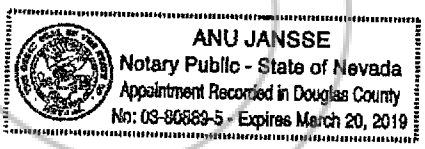

David Gauthier


Lori Gauthier

STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on
4/13/18

By David Gauthier and Lori Gauthier.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1219-10-002-007

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: \$262,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$262,000.00
 Real Property Transfer Tax Due: \$1,021.80

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 [Signature] Capacity Esrow
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: David Gauthier and Lori Gauthier
 Address: PO Box 5841
 City: Vacaville
 State: CA Zip: 95696

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: The Quails Nest Trust 1999
 Address: 220 Sheridan Creek Court
 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. #: 096149-ARJ

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