

DOUGLAS COUNTY, NV  
RPTT:\$3420.30 Rec:\$35.00  
\$3,455.30 Pgs=4 06/29/2018 10:36 AM  
ETRCO  
KAREN ELLISON, RECORDER

APN# : 1022-18-001-020  
RPTT: \$3,420.30


Recording Requested By:  
Western Title Company  
Escrow No.: 096707-ARJ  
When Recorded Mail To:  
Thomas C. Wilson III and Sandra  
D. Wilson  
3215 Penrod Ln  
Gardnerville, NV 89410

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

  
Laeha Hill

  
Escrow Assistant

**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,

Philip Dale Hatley and Teresa Ann Hatley, Trustees of the Hatley Family Trust dated December 16, 2014

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

Thomas Carl Wilson III and Sandra Diane Wilson, as trustees of the Sandra and Thomas Wilson 1999 Family Trust dated April 27, 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:

See attached Exhibit A

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

Dated: 05/17/2018

Hatley Family Trust dated December 16, 2014

Philip Dale Hatley  
Philip Dale Hatley, Trustee

Teresa Ann Hatley  
Teresa Ann Hatley, Trustee

STATE OF Nevada }  
COUNTY OF Douglas } ss

This instrument was acknowledged before me on

6/20/18

By Philip Dale Hatley and Teresa Ann Hatley.

Laeha P. Hill  
Notary Public



LAEHA P. HILL  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 16-1292-2 - Expires January 20, 2020

**EXHIBIT "A"**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

**PARCEL A:**

Parcel 1 as set forth on that certain Parcel Map #LDA01-002, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on April 30, 2001 in Book 401 of Official Records, at Page 7816, as Document No. 513201.

**PARCEL B:**

An access easement over the following described property:

A parcel of land within the Northwest 1/4 of Section 18, Township 10 North, Range 22 East, M.D.B.&M. in Douglas County, Nevada, and more particularly described as follows:

Commencing at the Northwest corner of Section 18, Township 10 North, Range 22 East, M.D.B.&M. (said corner being marked by a brass cap) which is the Northwest corner of Lot 1 as shown on the Record of Survey for the Walker River Development Company filed as Document No. 45990 in the office of the Douglas County Recorder; thence South 00°13'30" West along the West line of said Lot 1 a distance of 661.40 feet to the Southwest corner of said Lot 1; thence North 86°43' East along the South line of said Lot 1 a distance of 680.46 feet to the true point of beginning; thence North 03°17' West on a line parallel to the East line of said Lot 1 a distance of 15 feet; thence North 86°43' East on a line parallel to the South line of said Lot 1 a distance of 20 feet to a point on the East line of said Lot 1; thence South 03°17' East along said East line of Lot 1 a distance of 15 feet to the Southeast corner of said Lot 1; thence South 86°43' West along the South line of said Lot 1 a distance of 20 feet to the true point of beginning.

**PARCEL C:**

A non-exclusive right of way and easement for road and utility purposes on and over the 60 foot roadway (and its extension easterly to U. S. Highway 395) shown as Penrod Lane on the Record of Survey filed October 10, 1969 as Document No. 45990.

**NOTE:** The above metes and bounds description appeared previously in that certain Quitclaim Deed recorded in the office of the County Recorder of Douglas County, Nevada on December 17, 2014, as Document No. 2014-854572 of Official Records.

Assessor's Parcel Number(s):  
1022-18-001-020

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1022-18-001-020

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: \$877,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$877,000.00  
 Real Property Transfer Tax Due: \$3,420.30

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

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

Print Name: Philip Dale Hatley and Teresa Ann Hatley, Trustees of the Hatley Family Trust dated December 16, 2014  
 Address: 995 W. Perkins Street  
 City: Ukiah  
 State: CA Zip: 95482

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

Print Name: Thomas C. Wilson III and Sandra D. Wilson  
 Address: 3215 Penrod Ln  
 City: Gardnerville  
 State: NV Zip: 89410

**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. #: 096707-ARJ