

DOUGLAS COUNTY, NV
RPTT:\$1240.20 Rec:\$35.00
\$1,275.20 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2018-917144

07/24/2018 11:44 AM

APN# : 1420-07-115-009

RPTT: \$1,240.20

Recording Requested By:

Western Title Company

Escrow No.: 098300-WLD

When Recorded Mail To:

Scott DePrekel II and Tess E.
Peterson

894 Vista Park Dr.

Carson City, NV 89705

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,

David R. Cochran and Kara M. Hayes, Trustees of The Cochran - Hayes 2015 Trust

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

Scott A. DePrekel, II and Tess E. Peterson, husband and wife 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 Carson City, 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 J23, in Block J, as shown on the Final Map # 1007-4 of VALLEY VISTA ESTATES, PHASE 3, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on July 28, 1998, in Book 798, Page 5872, as Document No. 445464, Official Records.

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

Dated: 07/12/2018

The Cochran - Hayes 2015 Trust



By: David R. Cochran, Trustee



By: Kara M. Hayes, Trustee

STATE OF Nevada

COUNTY OF Douglas } ss

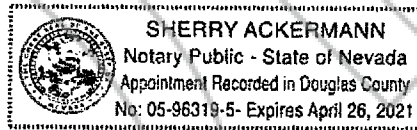
This instrument was acknowledged before me on

July 23, 2018

By David R. Cochran and Kara M. Hayes.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-07-115-009

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: \$318,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$318,000.00
 Real Property Transfer Tax Due: \$1,240.20

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 Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: David R. Cochran and Kara M. Hayes, Trustees of The Cochran - Hayes 2015 Trust
 Address: P.O. Box 555
 City: Genoa
 State: NV Zip: 89411

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Scott DePrekel II and Tess E. Peterson
 Address: 894 Vista Park Dr.
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo. LLC. On behalf of Western Title Company Esc. #: 098300-WLD
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410