

APN# : 1219-23-001-018

RPTT: \$2,515.50

DOUGLAS COUNTY, NV  
RPTT:\$2515.50 Rec:\$35.00  
\$2,550.50 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

**2018-917968**

**08/10/2018 03:30 PM**

**Recording Requested By:**

Western Title Company

**Escrow No.: 097949-WLD**

**When Recorded Mail To:**

**Wallace L. Ross and Lorraine C.  
Andersen**

**420 Lillian 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 \_\_\_\_\_

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,

T. Anne Lassahn and Kelsey Stiles, Co-Trustees of the Tuchmann Revocable Inter Vivos Trust dated October 10, 1989

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

Wallace L. Ross and Lorraine C. Andersen, husband and wife as community property 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 a portion of the Northwest 1/4 of Section 23, Township 12 North, Range 19 East, M. D. B. &M., further described as:

Parcel 4-B as set forth on Parcel Map No. 2 for Lillian Ciarasso and Natale Ciarasso, filed for record in The office of The County Recorder of Douglas County, State of Nevada on December 19, 1986, in Book 1286, Page 2676, as Document No. 147127.

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

Dated: 07/26/2018

The Tuchmann Revocable Inter Vivos Trust

By: [Signature]  
T. Anne Lassahn, Co-Trustee

By: [Signature]  
Kelsey Stiles, Co-Trustee

STATE OF California

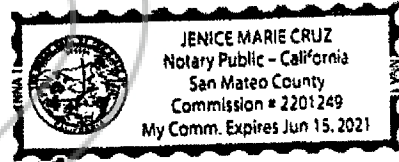
COUNTY OF San Mateo } ss

This instrument was acknowledged before me on

Aug 2, 2018

By T. Anne Lassahn and Kelsey Stiles.

[Signature]  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1219-23-001-018

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: \$645,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( )  
 Transfer Tax Value: \$645,000.00  
 Real Property Transfer Tax Due: \$2,515.50

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

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

Print Name: T. Anne Lassahn and Kelsey Stiles, Co-Trustees of the Tuchmann Revocable Inter Vivos Trust dated October 10, 1989  
 Address: 2075 Pioneer Ct.  
 City: San Mateo  
 State: CA Zip: 94403

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

Print Name: Wallace L. Ross and Lorraine C. Andersen  
 Address: 420 Lillian Ct.  
 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. #: 097949-WLD

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