

APN#: 1022-29-310-004 & 1022-29-310-003
RPTT: \$370.50

DOUGLAS COUNTY, NV
RPTT:\$370.50 Rec:\$35.00
\$405.50 Pgs=5
ETRCO
KAREN ELLISON, RECORDER

2018-918115

08/15/2018 02:03 PM

Recording Requested By:

Western Title Company

Escrow No.: 098389-ARJ

When Recorded Mail To:

Gretchen Macdonald

629 Hamann Drive

San Jose, CA 95117

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 _____

Anu 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,

Gary G. Gregory,; Rosemary A. Gregory; Robert G. James and Gay G. James, Trustees of the James Family Trust, dated January 10, 2006; Gordon G. Gregory and Linda L. Gregory, Trustees of the Linda Lee Gregory and Gordon Gray Gregory Revocable Trust, dated July 27, 2017

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

Gretchen Macdonald, a widow

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Topaz, 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:

Lots 157 and 158, as shown on the Map of TOPAZ SUBDIVISION, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on August 10, 1954, in Book 1 of Maps, as File No. 9774.

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

Dated: 08/08/2018

The James Family Trust, dated January 10, 2006;

Robert G. James, Trustee
Robert G. James, Trustee

Gay G. James, Trustee
Gay G. James, Trustee

The Linda Lee Gregory and Gordon Gray Gregory Revocable Living Trust, dated July 27, 2017

Gordon G. Gregory, Trustee
Gordon G. Gregory, Trustee

Linda L. Gregory, Trustee
Linda L. Gregory, Trustee

Gary G. Gregory by Gordon G. Gregory as attorney in fact
Gary G. Gregory

Rosemary A. Gregory by Gordon G. Gregory as attorney in fact
Rosemary A. Gregory

STATE OF California

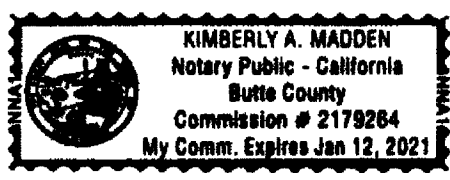
COUNTY OF Butte

} ss

This instrument was acknowledged before me on
8/14/18

By Robert G. James, Gay G. James, Gordon G. Gregory
and Linda L. Gregory.

Kimberly A. Madden
Notary Public

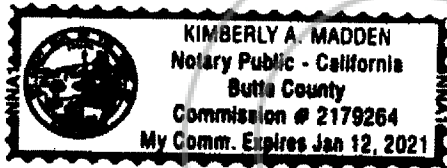


STATE OF California } s.s.
COUNTY OF Butte

On 8/14/18, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gordon G. Gregory, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, as the Attorney in fact of Gary G. Gregory and acknowledged to me that Gordon G. Gregory subscribed the name of Gary G. Gregory thereto as principal and his/her own name as Attorney in fact.

WITNESS my hand and official seal.

Kimberly A. Madden
NOTARY PUBLIC for said County and State

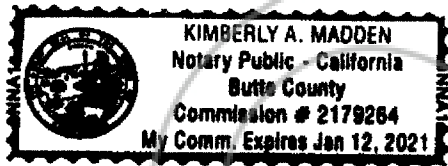


STATE OF California } s.s.
COUNTY OF Butte

On 8/14/18, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gordon G. Gregory, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, as the Attorney in fact of Rosemary A. Gregory and acknowledged to me that Gordon G. Gregory subscribed the name of Rosemary A. Gregory thereto as principal and his/her own name as Attorney in fact.

WITNESS my hand and official seal.

Kimberly A. Madden
NOTARY PUBLIC for said County and State



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1022-29-310-003 & 004

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: \$95,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$95,000.00
 Real Property Transfer Tax Due: \$370.50

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 [Signature] Capacity Trustee
 Signature _____ Capacity Seller

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Robert G. James and Gay G. James, Trustees of the James Family Trust, dated January 10, 2006
 Address: 3147 Megs Place
 City: Paradise
 State: CA Zip: 95965

Print Name: Gretchen Macdonald
 Address: 629 Hamann Drive
 City: San Jose
 State: CA Zip: 95117

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. #: 098389-ARJ