

DOUGLAS COUNTY, NV

2018-918116

RPTT:\$670.80 Rec:\$35.00

\$705.80 Pgs=3

08/15/2018 02:05 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1022-10-001-046

RPTT: \$670.80

Recording Requested By:

Western Title Company

Escrow No.: 098206-WLD

When Recorded Mail To:

Timothy Smith

3915 Sandstone Dr.
Wellington, NV 89444

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,

Lester D. Walkley and Sheryl L. Radcliff Walkley, Trustees of The Radcliff Family Trust dated June 22, 2005

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

Timothy Smith a single man

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Wellington, County of Douglas State of Nevada bounded and described as follows:

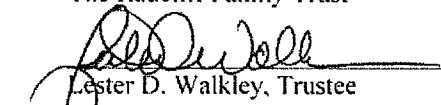
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 94, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 2, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 20, 1967, in Book 47, Page 761, as Document No. 35464.

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

Dated: 08/09/2018

The Radcliff Family Trust


Lester D. Walkley, Trustee


Sheryl L. Radcliff Walkley, Trustee

STATE OF Nevada

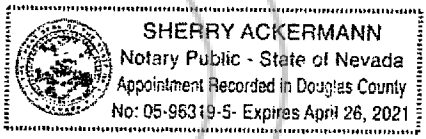
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on
8-14-2018

By Lester D. Walkley and Sheryl L. Radcliff Walkley.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1022-10-001-046

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: \$172,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$172,000.00
 Real Property Transfer Tax Due: \$670.80

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 Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Lester D. Walkley and Sheryl L. Radcliff
 Walkley, Trustees of The Radcliff Family
 Trust dated June 22, 2005
 Address: 3440 Fernley St.
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Timothy Smith
 Address: 3915 Sandstone Dr.
 City: Wellington
 State: NV Zip: 89444

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. #: 098206-WLD

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