

DOUGLAS COUNTY, NV

2018-919077

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=9

09/05/2018 11:09 AM

ETRCO

KAREN ELLISON, RECORDER

E03

APN# : 1023-07-002-006, 1023-07-002-009
& 1023-07-002-010

RPTT: \$0.00

#3

Recording Requested By:

Western Title Company

Escrow No.: 097058-ARJ

When Recorded Mail To:

Alvaro Vargas and Maria Medina

3360 Dale Drive

Carson City, NV 89706

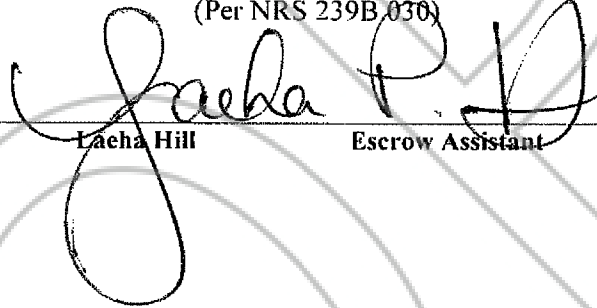
Mail Tax Statements to: (deeds only)

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

**Document 2018-916225 is being
recorded to Attach a Legal Description**

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

APN# : 1023-07-002-006, 1023-07-002-009
& 1023-07-002-010
RPTT: \$799.50



KAREN ELLISON, RECORDER

Recording Requested By:
Western Title Company
Escrow No.: 097058-ARJ

When Recorded Mail To:
Alvaro Vargas and Maria Medina
3360 Dale Drive
Carson City, NV 89706

Mail Tax Statements to: (deeds only)
Same as Above

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(Per NRS 239B.030)

Signature _____

Lachia 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,

Robert G. James and Gay G. James, husband and wife as joint tenants as to an undivided 33.33% interest and Gordon G. Gregory and Linda L. Gregory, husband and wife as joint tenants as to an undivided 33.33% interest and Gary G. Gregory and Rosemary A. Gregory, husband and wife as joint tenants as to an undivided 33.33% interest, all as tenants in common AS TO PARCEL 1

AND

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 Living Trust, dated July 27, 2017 AS TO PARCELS 2 AND 3

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

Alvaro Vargas and Maria Medina, 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 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: 06/20/2018

The James Family Trust, dated January 10, 2006;

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

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

Robert G. James
Robert G. James

Gay G. James
Gay G. James

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

Gordon G. Gregory
Gordon G. Gregory

Linda L. Gregory
Linda L. Gregory

Gary G. Gregory by

Gordon G. Gregory POA as attorney in fact
Gary G. Gregory SS

Rosemary A. Gregory by

Gordon G. Gregory POA as attorney in fact
Rosemary A. Gregory SS

STATE OF California

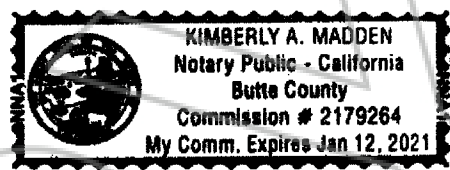
COUNTY OF Butte

This instrument was acknowledged before me on

June 21, 2018

By Robert G. James and Gay G. James.

} ss



Kimberly A. Madden
Notary Public

STATE OF California

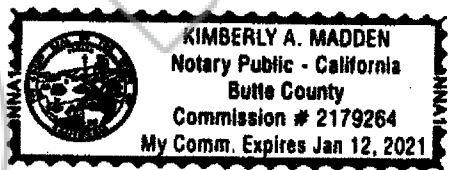
COUNTY OF Butte

This instrument was acknowledged before me on

June 21, 2018

By Robert G. James and Gay G. James.

} ss



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Notary Public

STATE OF California

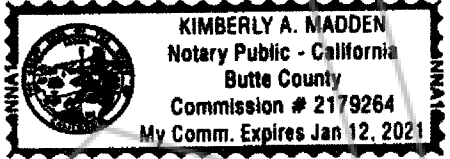
COUNTY OF Butte

This instrument was acknowledged before me on

June 21, 2018

By Gordon G. Gregory and Linda L. Gregory.

} SS



Kimberly A. Madden
Notary Public

STATE OF California

COUNTY OF Butte

This instrument was acknowledged before me on

June 21, 2018

By Gordon G. Gregory and Linda L. Gregory.

} SS



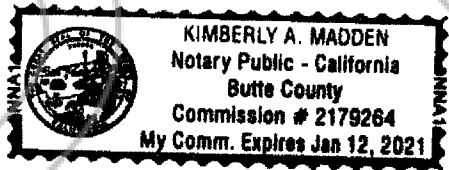
Kimberly A. Madden
Notary Public

STATE OF California } s.s.
COUNTY OF Butte

On June 21, 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
COUNTY OF Butte } s.s.

On June 21, 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



EXHIBIT "A"

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

PARCEL 1:

The Northwest 1/4 of the Southeast 1/4 of Section 7, Township 10 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM that portion lying Northerly of the Southerly right-of-way line of State Route 3 (208).

PARCEL 2:

The Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 10 North, Range 23 East, M.D.B.&M.

PARCEL 3:

The Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 and the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 10 North, Range 23 East, M.D.B.&M.

Assessor's Parcel Number(s):

1023-07-002-006

1023-07-002-009

1023-07-002-010

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1023-07-002-006, 009 & 010

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: \$0.00
 Deed in Lieu of Foreclosure Only(value of property) (_____)
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: rerecording to attach the legal

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 _____
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: <u>Alvaro Vargas and Maria Medina</u>	Print Name: <u>Alvaro Vargas and Maria Medina</u>
Address: <u>3360 Dale Drive</u>	Address: <u>3360 Dale Drive</u>
City: <u>Carson City</u>	City: <u>Carson City</u>
State: <u>NV</u> Zip: <u>89706</u>	State: <u>NV</u> Zip: <u>89706</u>

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)
 Print Name: eTRCo, LLC. On behalf of Western Title Company Esc. #: 097058-ARJ
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

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