

DOUGLAS COUNTY, NV
RPTT:\$2964.00 Rec:\$35.00
\$2,999.00 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2018-919154

09/05/2018 03:55 PM

APN#: 1220-23-000-010
RPTT: \$2,964.00

Recording Requested By:
Western Title Company

Escrow No.: 098802-SAB

When Recorded Mail To:
1982 Holmes Living Trust dated
August 2, 1982, Amended July 21,
1994, September 13, 1999, April 24,
2007, and February 5, 2016
658 Stones Throw Road
Gardnerville, NV 89410

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 _____


Sherry Baker - 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,

Robert Cota, a married man as his sole and separate property, and Jimmie Montgomery, a married man as his sole and separate property, as joint tenants (also known of record as Jimmie D. Montgomery and Robert V. Cota)

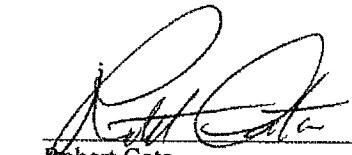
do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

William Paul Holmes and Phyllis Arlene Holmes as Trustees of the 1982 Holmes Living Trust dated August 2, 1982, Amended July 21, 1994, September 13, 1999, April 24, 2007, and February 5, 2016

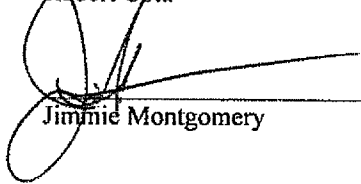
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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.



Robert Cota




Jimmie Montgomery

STATE OF Nevada

COUNTY OF Washoe } ss

This instrument was acknowledged before me on
September 5, 2018

By Robert Cota and Jimmie Montgomery.



Notary Public

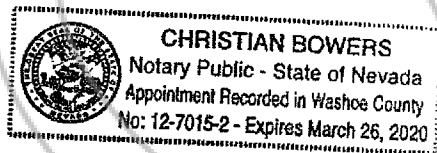


EXHIBIT "A"

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

Parcel 1:

All that certain real property situate, lying and being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 23, Township 12 North, Range 20 East, M.D.B.&M., and more particularly described as follows, to wit:

BEGINNING at the Northeast corner of Section 23, Township 12 North, Range 20 East, M.D.B.&M., thence South 0°10' East, a distance of 3,043.95 feet to a point; thence North 38°48' West a distance of 742.59 feet to a point; thence South 0°31'30" West, a distance of 663.29 feet to the True Point of Beginning; thence South 74°45' East, 242.79 feet to a point; thence South 21°31' East, a distance of 35.00 feet to a point; thence along the arc of a curve to the right tangent to the preceding course, having a radius of 91.00 feet and internal angle of 69°00', for an arc distance of 109.58 feet; thence South 47°29' West, a distance of 44.00 feet to a point; thence along the arc of a curve to the left tangent to the preceding course, having a radius of 83.50 feet and internal angle of 83°10' for an arc distance of 121.20 feet to a point; thence North 56°44' 06" West a distance of 60.56 feet to a point; thence North 61°47'14" West, a distance of 149.32 feet to a point; thence North 0°31'30" East, a distance of 233.06 feet to the Point of Beginning.

Said land is shown as Parcel 2 as set forth on Record of Survey of S.M.S. Enterprises, filed for record on February 23, 1982 in Book 282, Page 1257, as Document No. 65166, of Official Records.

Parcel 2:

TOGETHER WITH an easement for roadway purposes over and across all that certain property set forth as access easement, as set forth on that certain Parcel Map for S.M.S. ENTERPRISES, filed for record in the office of the County Recorder of Douglas County, Nevada, on January 10, 1978 as Document No. 16584.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on June 17, 2005, in Book 605, Page 7890 as Document No. 647177 of Official Records.

Assessor's Parcel Number(s):
1220-23-000-010

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-23-000-010

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: \$760,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$760,000.00
 Real Property Transfer Tax Due: \$2,964.00

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 agent for grantor/grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Robert Cota and Jimmie Montgomery
 Address: 1347 Mountain Ash Way
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: 1982 Holmes Living Trust dated August 2, 1982, Amended July 21, 1994, September 13, 1999, April 24, 2007, and February 5, 2016
 Address: PO Box 407
 City: Mountain Ranch
 State: CA Zip: 95246

COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Kietzke Office
5390 Kietzke Ln Suite 101
 City/State/Zip: Reno, NV 89511

Esc. #: 098802-SAB