

DOUGLAS COUNTY, NV **2018-922848**  
RPTT:\$2260.05 Rec:\$35.00  
\$2,295.05 Pgs=3 11/26/2018 01:48 PM  
ETRCO  
KAREN ELLISON, RECORDER

APN#: 1220-13-801-011

RPTT: \$2,260.05

**Recording Requested By:**

Western Title Company

Escrow No.: 100400-WLD

When Recorded Mail To:

Charla Wertz Baubel

840 Regalia Ct.  
Gardnerville, NV 89410

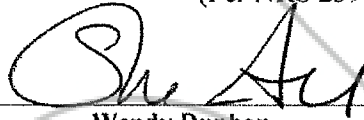
Mail Tax Statements to: (deeds only)

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



Wendy Dunbar

Escrow Officer

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**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,

Beverly Ann Olsen, Successor Trustee of The Olsen Family Trust dated August 22, 1990

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

Charla Wertz Baubel, an unmarried woman

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:

A portion of The Southeast 1/4 of Section 13, Township 12 North, Range 20 East, M.D. B&M., further described as follows:

Parcel 4D-4A, as set forth in Parcel Map #4 for Jerry E. Tilley, filed for record in The Office of The County Recorder of Douglas County, State of Nevada, on April 6, 1993, in Book 493, at Page 425, as Document No. 303898.

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

Dated: 10/30/2018

The Olsen Family Trust dated August 22, 1990

  
By Beverly Ann Olsen, Successor Trustee


STATE OF Nevada

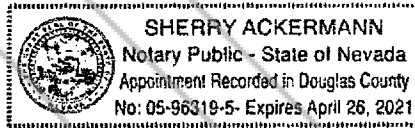
COUNTY OF Douglas

This instrument was acknowledged before me on

November 20, 2018.

By Beverly Ann Olsen.

  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1220-13-801-011

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: \$579,500.00  
Deed in Lieu of Foreclosure Only (value of property) (  
Transfer Tax Value: \$579,500.00  
Real Property Transfer Tax Due: \$2,260.05

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 One Aul Capacity Escrow  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Beverly Ann Olsen, Successor Trustee of The Olsen Family Trust dated August 22, 1990  
Address: 840 Regalia Court  
City: Gardnerville  
State: NV Zip: 89410

Print Name: Charla Wertz Baubel  
Address: 840 Regalia Court  
City: Gardnerville  
State: NV Zip: 89410

**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. #: 100400-WLD