

DOUGLAS COUNTY, NV **2018-923513**  
RPTT:\$3744.00 Rec:\$35.00  
\$3,779.00 Pgs=5 12/12/2018 11:43 AM  
ETRCO  
KAREN ELLISON, RECORDER

APN#: 1321-31-002-005  
RPTT: 3,744.00

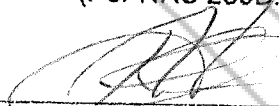
Recording Requested By:  
Western Title Company  
Escrow No.: 100685-PAH  
When Recorded Mail To:  
C.W.H. 2011 Irrevocable Trust  
Dated December 29,2011  
355 Boxington Way  
Sparks, NV 89434

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

  
\_\_\_\_\_  
Patti Hanson 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,

Richard G. Crook and Rebecca J. Crook, Trustees of the Crook Family Trust dated September 15, 2010

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

Gary Nelson and Jeannie Janning, Co-Trustees of the C.W.H. 2011 Irrevocable Trust dated December 29, 2011

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: 11/02/2018

Crook Family Trust dated  
September 15, 2010

By: Richard G. Crook  
Richard G. Crook, Trustee

By: Rebecca J. Crook  
Rebecca J. Crook, Trustee

STATE OF \_\_\_\_\_ } ss  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on

\_\_\_\_\_

By Richard G. Crook and Rebecca J. Crook.

\_\_\_\_\_  
Notary Public

Notary Public See Attached

Stella Aiken 10/05/2018

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Benito

On Dec. 05, 2018 before me, Diana Aitken, Notary Public  
(insert name and title of the officer)

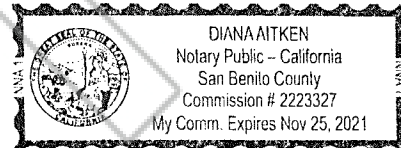
personally appeared Rebecca J. Crook & Richard G. Crook,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Diana Aitken (Seal)



**EXHIBIT "A"**

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

**Being a portion of Section 31, Township 13 North, Range 21 East, further described as follows:**

**PARCEL NO. 1:**

**Parcel B as set forth on Parcel Map LDA 99-017 for Allen J. and Elizabeth Allie, according to the map thereof, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on June 16, 1999, in Book 699, Page 3497, Document No. 470440.**

**PARCEL NO. 2:**

**Being easements 25 and 50 feet in width, for road purposes, appurtenant, as conveyed in the Grant of Easements, recorded April 7, 1980, in Book 480 of official records, Pages 345, 347, 351, 355 and 358, Douglas County, Nevada.**

**Assessor's Parcel Number(s):  
1321-31-002-005**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1321-31-002-005

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: \$960,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_)  
 Transfer Tax Value: \$960,000.00  
 Real Property Transfer Tax Due: \$3,744.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: % \_\_\_\_\_

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 [Handwritten Signature] Capacity Grantor  
 Signature [Handwritten Signature] Capacity Grantor

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Crook Family Trust dated September 15, 2010  
 Address: 2191 Calle Del Sol  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: C.W.H. 2011 Irrevocable Trust Dated December 29, 2011  
 Address: 355 Boxington Way  
 City: Sparks  
 State: NV Zip: 89434

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. #: 100685-PAH