

DOUGLAS COUNTY, NV
RPTT:\$1946.10 Rec:\$35.00
\$1,981.10 Pgs=3

2018-923682
12/17/2018 01:58 PM

ETRCO
KAREN ELLISON, RECORDER

APN# : 1420-28-310-049

RPTT: \$1,946.10

Recording Requested By:

Western Title Company

Escrow No.: 100580-WLD

When Recorded Mail To:

Richard T. Edwards and Joyce
Edwards, Trustees, Edwards Family
Trust dated July 26, 2007
2867 Hot Springs Road
Minden, NV 89423

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,

Michael B. Talbot and Christie A. Talbot, husband and wife as joint tenants

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

Richard T. Edwards and Joyce Edwards, Trustees, Edwards Family Trust dated July 26, 2007

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, 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 62, Block D, as shown on the Map for SARATOGA SPRINGS ESTATES UNIT NO. 4, a Planned Unit Development, recorded in the office of the County Recorder of Douglas County, Nevada, on May 19, 2000, in Book 500, Page 4445, as Document No. 492337 and as shown on Certificate of Amendment recorded November 30, 2000, in Book 1100, Page 6042, as Document No. 504169.

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

Michael B. Talbot
Michael B. Talbot

Christie A. Talbot
Christie A. Talbot


STATE OF *Nevada*

COUNTY OF *Douglas* } ss

This instrument was acknowledged before me on
December 17, 2018.

By Michael B. Talbot and Christie A. Talbot.

Sherry Ackermann
Notary Public

 SHERRY ACKERMANN
Notary Public - State of Nevada
Appointment Recorded in: Douglas County
No: 05-96319-5- Expires April 26, 2021

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-28-310-049

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: \$499,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$499,000.00
 Real Property Transfer Tax Due: \$1,946.10

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: Michael B. Talbot and Christie A. Talbot
 Address: 1805 N. Carson St #367
 City: Carson City
 State: NV Zip: 89701

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Richard T. Edwards and Joyce Edwards, Trustees, Edwards Family Trust dated July 26, 2007
 Address: 2867 Hot Springs Road
 City: Minden
 State: NV Zip: 89423

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. #: 100580-WLD