

DOUGLAS COUNTY, NV
RPTT:\$2808.00 Rec:\$35.00
\$2,843.00 Pgs=3

2019-926955
03/22/2019 02:13 PM

ETRCO
KAREN ELLISON, RECORDER

APN#: 1420-28-701-043
RPTT: \$2,808.00

Recording Requested By:
Western Title Company

Escrow No.: 102528-TEA
When Recorded Mail To:
David M. Smith
Laurie A. Smith
1533 Snaffle Bit Dr.
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



Traci Adams

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,

Thomas Paul James and Lorraine Davies, Successor Trustees of The "Loretta Sue James Revocable Trust, dated March 25, 2010

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

David M. Smith and Laurie A. Smith, 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 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:

All that certain lot, piece or parcel of land situate in Section 28, Township 14 North, Range 20 East, M.D.B. & M., Douglas County, State of Nevada described as follows:

Parcel A-3 as set forth on Parcel Map 6, for D.N.S. Ventures filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 7, 1993, in Book 1293, Page 1341, as Document No. 324377.

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

Dated: 03/06/2019

The "Loretta Sue James Revocable Trust, dated March 25, 2010

Thomas Paul James
Thomas Paul James, Successor Trustee

Lorraine Davies
Lorraine Davies, Successor Trustee

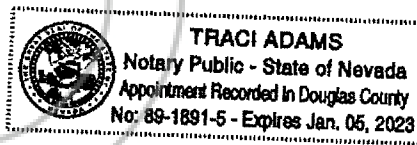
STATE OF *Nevada* } ss

COUNTY OF *Douglas*
This instrument was acknowledged before me on

3/13/19

By Thomas Paul James and Lorraine Davies

[Signature]
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-28-701-043

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:	\$720,000.00
Deed in Lieu of Foreclosure Only (value of property)	(_____)
Transfer Tax Value:	\$720,000.00
Real Property Transfer Tax Due:	\$2,808.00

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 <u>[Handwritten Signature]</u>	Capacity <u>Escrow Assistant</u>
Signature _____	Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Thomas Paul James and Lorraine Davies, Successor Trustees of The "Loretta Sue James Revocable Trust, dated March 25, 2010
Address: 1339 Jackie Ln
City: Minden
State: NV **Zip:** 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: David M. Smith and Laurie A. Smith
Address: 1533 Snaffle Bit Dr.
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. #: 102528-TEA