

DOUGLAS COUNTY, NV
RPTT:\$2258.10 Rec:\$35.00
\$2,293.10 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2019-927851

04/15/2019 02:14 PM

APN# : 1321-29-001-014

RPTT: \$2,258.10

Recording Requested By:

Western Title Company

Escrow No.: 102794-WLD

When Recorded Mail To:

John Gelato

2291 Shootin Iron Ct.

Gardnerville, NV 89710

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 Dumber

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,

John Gilbert Pagen and Tamara Smith Pagen, Co-Trustees of The Pagen Family Trust U/A DTD May 15, 1998

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

^{J.}
John Gelato, a single man

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:

Lot 3 as set forth on Final Parcel Map #2 LDA 04-087 for The 1995 Gregory C. Lynn and Suzanne Towse Trust Agreement, dated May 16, 1995, filed in the office of the County Recorder of Douglas County, State of Nevada on July 10, 2007 in Book 0707, Page 3209, as Document No. 704856, Official Records.

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

Dated: 04/03/2019

The Pagen Family Trust U/A DTD May 15, 1998

John Gilbert Pagen
By John Gilbert Pagen, Co-Trustee

Tamara Smith Pagen
By Tamara Smith Pagen, Co-Trustee

STATE OF Nevada

COUNTY OF Douglas

} ss

This instrument was acknowledged before me on

4-10-19

By John Gilbert Pagen and Tamara Smith Pagen.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1321-29-001-014

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
NOTES: _____

3. Total Value/Sales Price of Property: \$579,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$579,000.00
 Real Property Transfer Tax Due: \$2,258.10

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 _____ Capacity Escrow Agent
 Signature _____ Capacity _____

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

Print Name: John Gilbert Pagen and Tamara Smith
Pagen, Co-Trustees of The Pagen Family
Trust U/A DTD May 15, 1998
 Address: 1569 Barker Ct.
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: John Gelato
 Address: 2291 Shootin Iron Ct.
 City: Gardnerville
 State: NV Zip: 89710

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. #: 102794-WLD

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)