

DOUGLAS COUNTY, NV

2019-928008

RPTT:\$780.00 Rec:\$35.00

\$815.00 Pgs=3

04/18/2019 01:52 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1220-14-010-001

RPTT: \$780.00

Recording Requested By:

Western Title Company

Escrow No.: 103342-TEA

When Recorded Mail To:

Johnathan Bennett Fisher and
Jocelyn Victoria Fisher Revocable Trust

P.O. Box 114

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,

Bruce M. Theriot and Diane H. Theriot, Trustees of the Theriot Family Living Trust dated Decemeber 22, 2011

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

Johnathan Bennett Fisher and Jocelyn Victoria Fisher, Trustees of The Johnathan Bennett Fisher and Jocelyn Victoria Fisher Revocable Trust, dated March 29, 2001

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 1 in Block A of PRUETT RANCHES SUBDIVISION, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on February 3, 1997, as Document No. 405966 and by Certificate of amendment recorded July 30, 1997, in Book 797, Page 5323, as Document No. 418341.


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

Dated: 03/31/2019

The Theriot Family Living Trust dated Decemeber 22, 2011



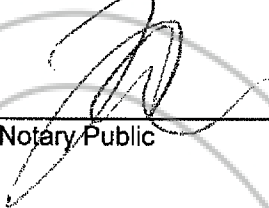
Bruce M. Theriot, Trustee



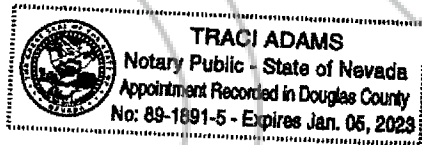
Diane H. Theriot, Trustee

STATE OF Nevada }
COUNTY OF Douglas } ss
This instrument was acknowledged before me on
April 3, 2019

By Bruce M. Theriot and Diane H. Theriot.



Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-14-010-001

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: \$200,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$200,000.00
 Real Property Transfer Tax Due: \$780.00

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 *Bruce M. Theriot* Capacity Grantor
 Signature *Diane H. Theriot* Capacity Grantor

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

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

Print Name: Bruce M. Theriot and Diane H. Theriot,
Trustees of the Theriot Family Living
Trust dated Decemeber 22, 2011

Print Name: Johnathan Bennett Fisher and Jocelyn
Victoria Fisher, Trustees of The
Johnathan Bennett Fisher and Jocelyn
Victoria Fisher Revocable Trust, dated
March 29, 2001

Address: 189 Taylor Creek Rd
 City: Gardnerville
 State: NV Zip: 89460

Address: P.O. Box 114
 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

Esc. #: 103342-TEA

Address: Douglas Office
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

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