

DOUGLAS COUNTY, NV
RPTT:\$606.45 Rec:\$35.00
\$641.45 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2019-929526
05/28/2019 08:50 AM

APN# : 1219-03-002-077

RPTT: \$606.45

Recording Requested By:
Western Title Company

Escrow No.: 104523-WLD

When Recorded Mail To:

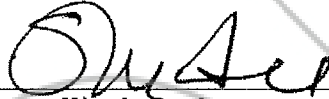
Jodi L. Bauer and Richard W.
Bauer

3165 Hwy 395, Space #79
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,

Diane Arlene Beaton-Visoul, as trustee of the Beaton Trail Trust, as restated in full, September 17, 2010, formerly Diane Beaton, Trustee of the Beaton Trail Trust, dated December 20, 2005

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

Jodi L. Bauer and Richard W. Bauer, husband and wife as joint tenants

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:

Parcel 4C as set forth on Parcel Map #1 for Coldwell Banker Itildo, Inc., filed for record in the office of the County Recorder, Douglas County, Nevada, on June 11, 1991, in Book 691, Page 1591, as Document No. 252631 and Certificate of Amendment recorded October 6, 1992, in Book 1092, Page 1021, as Document No. 290176.

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

Dated: 05/20/2019

Grant, Bargain and Sale Deed – Page 2

The Beaton Trail Trust, as restated in full, September 17, 2010, formerly Diane Beaton,
Trustee of The Beaton Trail Trust, dated December 20, 2005

Diane Arlene Beaton-Visoul, Trustee
By Diane Arlene Beaton-Visoul, Trustee

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on

By Diane Arlene Beaton-Visoul.

Notary Public

} ss

see attachment →

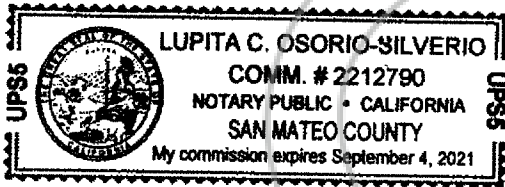
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 Orange }

On May 21, 2019, before me, Lupita C. Osorio-Silverio, Notary Public, personally appeared Diane Arlene Beaton-Visoul 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 State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE _____

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Grant, Bargain and Sale Deed

Document Date: 05/21/2019

Number of Pages: 3 of 3

Signer(s) Other than Named Above: N/A

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1219-03-002-077

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: \$155,500.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$155,500.00
 Real Property Transfer Tax Due: \$606.45

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 *Escrow*
 Signature _____ Capacity _____

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

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

Print Name: Diane Arlene Beaton-Visoul, as trustee of the Beaton Trail Trust, as restated in full, September 17, 2010, formerly Diane Beaton, Trustee of the Beaton Trail Trust, dated December 20, 2005

Print Name: Jodi L. Bauer and Richard W. Bauer

Address: 2304 E Venture Trail
 City: Harrison
 State: ID Zip: 83833

Address: 3165 Hwy 395, Space #79
 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. #: 104523-WLD