

APN# : 1320-33-211-010
RPTT: \$1,944.15

Recording Requested By:
Western Title Company
Escrow No.: 103787-TEA

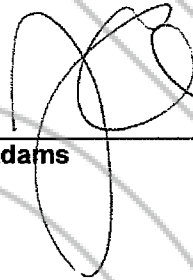
When Recorded Mail To:
Summer K. Wallace
1223 Lasso Lane
Gardnerville, NV 89410

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 E. Woodard or Sandra J. Cox, as Trustee of the Woodard-Cox Living Trust, U/T/A dated November 28, 2017

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

Summer K. Wallace, an unmarried woman

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:

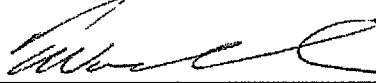
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 161 of FINAL MAP PLANNED UNIT DEVELOPMENT PD 04-008 THE RANCH AT GARDNERVILLE PHASE IIB, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on December 17, 2013 in Book 1213 at Page 2826 as Document No. 835604, of Official Records.

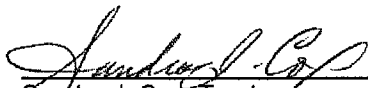
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 04/22/2019

The Woodard-Cox Living Trust, U/T/A dated November 28, 2017



Thomas E. Woodard, Trustee



Sandra J. Cox, Trustee

STATE OF Nevada
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on
June 12, 2019
and ⁱⁿ the

By Thomas E. Woodard or Sandra J. Cox.



Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-33-211-010

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: \$498,200.00
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$498,200.00
Real Property Transfer Tax Due: \$1,944.15

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 [Handwritten Signature] Capacity Escrow Assistant
Signature _____ Capacity _____

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

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

Print Name: Thomas E. Woodard or Sandra J. Cox, as Trustee of the Woodard-Cox Living Trust, U/T/A dated November 28, 2017
Address: 10914 E Silvertree Dr.
City: Sun Lakes
State: AZ Zip: 85248

Print Name: Summer K. Wallace
Address: 1223 Lasso Lane
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. #: 103787-TEA