

DOUGLAS COUNTY, NV **2019-934515**  
RPTT:\$1435.20 Rec:\$35.00  
\$1,470.20 Pgs=3 08/30/2019 08:31 AM  
ETRCO  
KAREN ELLISON, RECORDER

APN# : 1219-22-001-042  
RPTT: \$1,435.20

Recording Requested By:  
Western Title Company  
Escrow No.: 106247-TEA

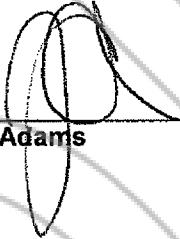
When Recorded Mail To:  
Michael Wagner  
1253 Rock Hills St. Unit 102  
Las Vegas, NV 89135

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,

Gary Dean Anderson and Suzanne Louise Anderson, Trustees of The Anderson Family Trust dated December 5, 2014

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

Michael Wagner, 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 414 in Block B, of JOB'S PEAK RANCH, UNIT 4, Final Subdivision Map, Planned Unit Development, 2014-4, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 12, 2004, in Book 0404, Page 5560, Document No, 610012, 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: 07/22/2019

The Anderson Family Trust dated December 5, 2014

*Gary Dean Anderson*  
Gary Dean Anderson, Trustee

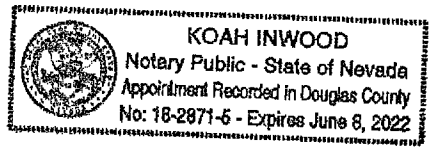
*Suzanne Louise Anderson*  
Suzanne Louise Anderson, Trustee

STATE OF Nevada } ss  
COUNTY OF Douglas

This instrument was acknowledged before me on  
August 9, 2019

By Gary Dean Anderson and Suzanne Louise Anderson.

*[Signature]*  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1219-22-001-042

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: \$368,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$368,000.00  
 Real Property Transfer Tax Due: \$1,435.20

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: *Gary Dean Anderson* Capacity: *Grantor*  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Gary Dean Anderson and Suzanne Louise Anderson, Trustees of The Anderson Family Trust dated December 5, 2014  
 Address: P.O. Box 902  
 City: Genoa  
 State: NV Zip: 89411

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

Print Name: Michael Wagner  
 Address: 1253 Rock Hills St. Unit 102  
 City: Las Vegas  
 State: NV Zip: 89135

**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. #: 106247-TEA

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