

DOUGLAS COUNTY, NV
RPTT:\$1365.00 Rec:\$35.00
\$1,400.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2019-935982

09/30/2019 04:00 PM

APN# : 1320-35-001-013
RPTT: \$1,365.00

Recording Requested By:
Western Title Company
Escrow No.: 106979-ARJ

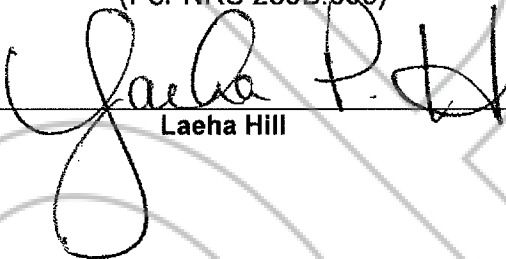
When Recorded Mail To:
Adam Finch and Sara Finch
1864 Painted Desert Drive
Minden, NV 89423

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



Laeha Hill Escrow Assistant

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,

Steven W. Wanlass, Sr. and Susan R. Wanlass, Trustees, or their successors in trust, under the Wanlass Family Living Trust, dated May 8, 2003, and any amendments thereto, as Community Property

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

Adam Finch and Sara Finch, husband and wife as joint tenants with the right of survivorship

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:

A Parcel of land located within a portion of the Southeast one-quarter of the Northwest one-quarter (SE 1/4 NW 1/4) of Section 35, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Parcel 1, as set forth on that certain parcel map #1 for Bowers Family Trust recorded March 23, 1994, in Book 394, Page 4387, as Document No. 333094.

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

Dated: 09/09/2019

Wanlass Family Living Trust, dated May 8, 2003

Steven W. Wanlass Sr.
By Steven W. Wanlass, Trustees Sr.

S. Wanlass
By Susan R. Wanlass, Trustees

STATE OF NEVADA

COUNTY OF DOUGLAS

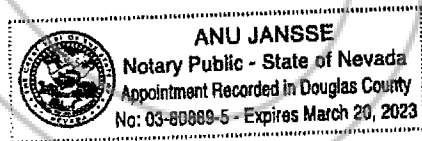
}ss

This instrument was acknowledged before me on

9/27/19

By Steven W. Wanlass, Sr. and Susan R. Wanlass.

Anu Jansse
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-35-001-013

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 _____

<p>FOR RECORDERS OPTIONAL USE ONLY</p> <p>NOTES: _____</p> <p>_____</p>
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3. Total Value/Sales Price of Property:	\$350,000.00
Deed in Lieu of Foreclosure Only(value of property) (_____
Transfer Tax Value:	\$350,000.00
Real Property Transfer Tax Due:	\$1,365.00

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 _____ Capacity ESROW
 Signature _____ Capacity _____

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

Print Name: Steven W. Wanlass, Sr. and Susan R. Wanlass, Trustees, or their successors in trust, under the Wanlass Family Living Trust, dated May 8, 2003, and any amendments thereto, as Community Property

Address: 1517 Sanchez Road
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: Adam Finch and Sara Finch

Address: 1864 Painted Desert Drive
 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. #: 106979-ARJ