

DOUGLAS COUNTY, NV

2019-936246

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

10/07/2019 08:58 AM

ETRCO

KAREN ELLISON, RECORDER

E03

APN# : 1022-11-002-031

RPTT: \$0.00

Recording Requested By:

Western Title Company

Escrow No.: 108298-WLD

When Recorded Mail To:

Marianne Christensen and Richard

M. Christensen, Sr., Trustees of The

Christensen Family Trust dated

December 10, 2009

4025 Topaz Ranch Dr.

Wellington, NV 89444

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,

Richard M. Christensen and Marianne Christensen, Trustees of the Christensen Family Trust dated December 10, 2009

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

Marianne Christensen and Richard M. Christensen, Sr., Trustees of The Christensen Family Trust dated December 10, 2009

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Wellington, County of Douglas State of Nevada bounded and described as follows:

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

Lot 49 of TOPAZ RANCH ESTATES NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 4, 1963, as Document No. 23962.

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

Dated: 09/30/2019

The Christensen Family Trust

Richard M. Christensen
Richard M. Christensen, Trustee

Marianne Christensen
Marianne Christensen, Trustee


STATE OF Nevada

COUNTY OF Douglas

} ss

This instrument was acknowledged before me on October 1, 2019, By Richard M. Christensen and Marianne Christensen.

Sherry Ackermann
Notary Public

 SHERRY ACKERMANN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 05-96319-5 Expires April 26, 2021

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1022-11-002-031

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: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: 0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section #3
 b. Explain Reason for Exemption: adding Sr. to name as trustee which was erroneously omitted on previous deed, doc no. 2014-837413

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 Richard M. Christensen Capacity Grantor
 Signature _____ Capacity _____

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

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

Print Name: Richard M. Christensen and Marianne Christensen

Print Name: Marianne Christensen and Richard M. Christensen, Sr., Trustees of The Christensen Family Trust dated December 10, 2009

Address: Richard M. Christensen
4025 Topaz Ranch Dr.

Address: 4025 Topaz Ranch Dr.

City: Wellington

City: Wellington

State: NV Zip: 89444

State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 108298-WLD

Address: Douglas Office
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

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