

DOUGLAS COUNTY, NV
RPTT:\$1887.60 Rec:\$35.00
\$1,922.60 Pgs=3 10/30/2019 12:07 PM
ETRCO
KAREN ELLISON, RECORDER

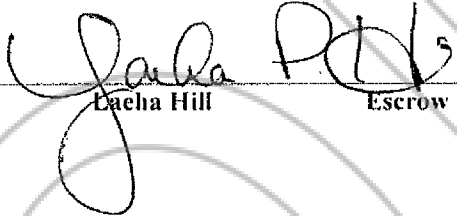
APN# : 1121-35-002-039
RPTT: \$1,887.60

Recording Requested By:
Western Title Company
Escrow No.: 108473-ARJ

When Recorded Mail To:
Jack Edward Harper III and
Almeda Kristine Harper
PO Box 94
Markleeville, CA 96120

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 
Jaaha 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,

David Roland Thomas and Judith Karen Thomas, Trustees of The Thomas Family 1996 Trust

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

Jack Edward Harper III and Almeda Kristine Harper, Husband and Wife as Joint Tenants with 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:

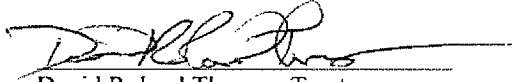
Situate in the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 11 North, Range 21 East, M.D.B.&M., more particularly described as follows:


Parcel D-3, as set forth on Parcel Map for PHIL CARTER, filed in the office of the Douglas County Recorder on August 16, 1988, Book 888, Page 2426, Document No. 184377 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: 10/22/2019

The Thomas Family 1996 Trust


David Roland Thomas, Trustee


Judith Karen Thomas, Trustee

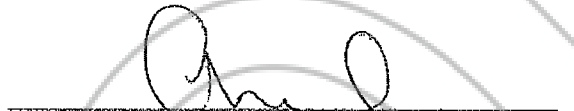
STATE OF Nevada } ss


COUNTY OF Douglas

This instrument was acknowledged before me on

10/22/19

By David Roland Thomas and Judith Karen Thomas.


Notary Public

 **ANU JANSSE**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80889-5 - Expires March 20, 2023

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1121-35-002-039

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> <p>_____</p>

3. Total Value/Sales Price of Property: \$484,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$484,000.00
 Real Property Transfer Tax Due: \$1,887.60

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 _____
 Signature _____ Capacity ESCROW

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

Print Name: David Roland Thomas and Judith Karen Thomas, Trustees of The Thomas Family 1996 Trust
 Address: 613 Stallion Court
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: Jack Edward Harper III and Almeda Kristine Harper
 Address: PO Box 94
 City: Markleeville
 State: CA Zip: 96120

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

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

Esc. #: 108473-ARJ

Address: Douglas Office
 1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

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