

APN# : 1220-31-001-009 & 008  
RPTT: \$6,045.00

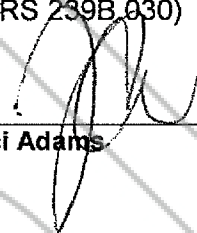
Recording Requested By:  
Western Title Company  
Escrow No.: 108778-TEA  
When Recorded Mail To:  
Julie A. Whipple Trust  
389 Mottsville Ln  
Gardnerville, NV 89460

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

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**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,

Patrick K. Willis, Trustee of the Patrick K. Willis Family Trust utd 3/28/00

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

Julie A. Whipple, Trustee of the Julie Whipple Revocable Trust dated June 25, 2014

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:

See attached Exhibit A

“Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.”

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

Dated: 10/18/2019

**EXHIBIT "A"**

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

**PARCEL 1:**

Parcel 4-B as set forth on Parcel Map for SCIT, INC., filed for record in the office of the Douglas County Recorder, State of Nevada, on February 5, 1993 in Book 293, Page 979, as Document No. 298965, Official Records.

**PARCEL 2:**

A parcel of land located within a portion of Section 36, Township 12 North, Range 19 East, and Section 31, Township 12 North, Range 20 East, M.D.B.&M, Douglas County, Nevada described as follows:

Commencing at the 1/4 corner common to Section 36, Township 12 North, Range 19 East, and Section 31, Township 12 North, Range 20 East, M.D.B.&M., as shown on the Record of Survey to Support a Lot Line Adjustment for Heritage Ranch, Inc., and recorded in Book 1091, at Page 1796, as Document No. 262375, Official Records, the POINT OF BEGINNING; thence West 44.08 feet; thence South 89°52'50" West, 520.28 feet; thence North 08°40'08" West, 320.70 feet; thence South 89°57'09" East, 323.69 feet; thence South 00°03'54" East, 14.00 feet; thence North 89°56'06" East, 40.00 feet; thence North 00°03'54" West, 16.29 feet; thence North 89°56'06" East, 1,350.80 feet; thence South 00°03'54" East, 320.46 feet; thence North 89°57'09" West, 1102.15 feet to the POINT OF BEGINNING.

Reference is hereby made to that certain Record of Survey to Accompany Lot Line Adjustment for Giles Properties, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 7, 1992 in Book 492, Page 1225, as Document No. 275251, Official Records.

**NOTE:** The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on August 30, 2016, as Document No. 2016-886858 of Official Records.

**Assessor's Parcel Number(s):**  
1220-31-001-009 & 008

The Patrick K. Willis Family Trust utd 3/28/00

  
\_\_\_\_\_  
Patrick K. Willis, Trustee


STATE OF Nevada

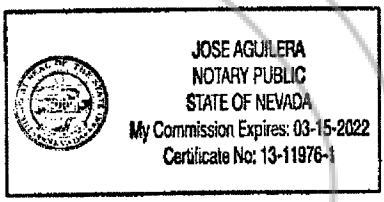
COUNTY OF Clark

This instrument was acknowledged before me on  
October 28 2019

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By Patrick K. Willis

  
\_\_\_\_\_  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-31-001-009 & 008

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: \$1,550,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$1,550,000.00  
 Real Property Transfer Tax Due: \$6,045.00

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 Julie A. Whipple Capacity Buyer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Patrick K. Willis, Trustee of the Patrick K. Willis Family Trust utd 3/28/00

Print Name: Julie A. Whipple, Trustee of the Julie Whipple Revocable Trust dated June 25, 2014

Address: P.O. Box 10093  
 City: Zephyr Cove  
 State: NV Zip: 89448

Address: 389 Mottsville Ln  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

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

Esc. #: 108778-TEA

Address: Douglas Office  
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

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