

APN# : 1220-15-110-080

RPTT: \$1,333.80

Recording Requested By:
Western Title Company
Escrow No.: 110100-WLD
When Recorded Mail To:
William R. Spearing and Sarah S.
Spearing
801 Almond Tree Place
Modesto, CA 95356

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,

Sheri Lee Ely Rosten, Trustee of The Sheri Lee Ely Rosten Revocable Living Trust, dated 08-15-2016 who erroneously acquired title as Sheri Lee Ely Rosten as Trustee for The Sheri Lee Ely Rosten Revocable Living Trust of 2016

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

William R. Spearing and Sarah S. Spearing, husband and wife as community property 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:

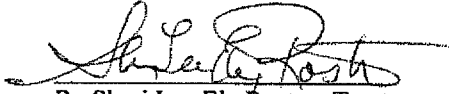
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 16, of GARDNERVILLE RANCHOS UNIT NO. 2, According to the Map thereof, filed in the Office of the County Recorder of Douglas County, Nevada on June 1, 1965, In Book 1 of Maps, as Document No. 28309, and Title sheet amended on June 4, 1965, as Document No. 28377.

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

Dated: 12/09/2019

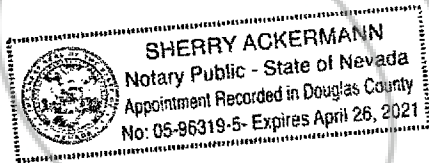
The Sheri Lee Ely Rosten Revocable Living Trust, dated 08-15-2016


By Sheri Lee Ely Rosten, Trustee

STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on
December 11, 2019

By Sheri Lee Ely Rosten.


Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-15-110-080

2. Type of Property:
 a) Vacant Land
 c) Condo/Twnhse
 e) Apt. Bldg
 g) Agricultural
 i) Other _____
 b) Single Fam. Res.
 d) 2-4 Plex
 f) Comm'l/Ind'l
 h) Mobile Home

FOR RECORDERS OPTIONAL USE ONLY
 NOTES: _____

3. Total Value/Sales Price of Property: \$342,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$342,000.00
 Real Property Transfer Tax Due: \$1,333.80

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 *Sheri Lee Ely Rosten* Capacity *Grantor*
 Signature _____ Capacity _____

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

Print Name: Sheri Lee Ely Rosten, Trustee of The Sheri Lee Ely Rosten Revocable Living Trust, dated 08-15-2016 who erroneously acquired title as Sheri Lee Ely Rosten as Trustee for The Sheri Lee Ely Rosten Revocable Living Trust of 2016
 Address: P.O. Box 7000
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: William R. Spearing and Sarah S. Spearing
 Address: 801 Almond Tree Place
 City: Modesto
 State: CA Zip: 95356

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. #: 110100-WLD