

DOUGLAS COUNTY, NV  
RPTT:\$2086.50 Rec:\$40.00  
\$2,126.50 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

**2020-943057**

**03/03/2020 01:09 PM**

APN# : 1220-03-111-034  
RPTT: \$2,086.50

Recording Requested By:  
Western Title Company

Escrow No.: 111603-KDJ  
When Recorded Mail To:

Jon Beacham Crawford  
1363 Macenna Lane  
Garderville NV 89410

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

  
\_\_\_\_\_  
Kayla Jacobsen

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,

Jean Rusthoi Trustee, of the Jean Rusthoi Trust, dated September 9, 1997

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

Jon Beacham Crawford, an unmarried man

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 34 of Block C as shown on the Final Subdivision Map Planned Unit Development PD 03-010 STODICK ESTATES SOUTH, PHASE 2, filed for record in the office of the County Recorder of Douglas County, Nevada, on June 6, 2005 in Book 0605, Page 1634 as Document No. 646056, 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: 02/26/2020

The Jean Rusthoi Trust, dated September 9, 1997

Jean Rusthoi  
Jean Rusthoi Trustee

STATE OF Nevada } ss

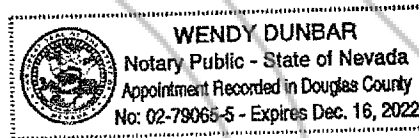
COUNTY OF Douglas

This instrument was acknowledged before me on

2-28-2020

By Jean Rusthoi.

[Signature]  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-03-111-034

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: \$535,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$535,000.00  
 Real Property Transfer Tax Due: \$2,086.50

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 [Signature] Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Jean Rusthoi Trustee, of the Jean Rusthoi Trust, dated September 9, 1997  
 Address: 9103 Cabin Creek Trail  
 City: Reno  
 State: NV Zip: 89523

Print Name: Jon Beacham Crawford  
 Address: 1363 Macenna Lane  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Carson Office  
 2310 S. Carson St, Suite 5A  
 City/State/Zip: Carson City, NV 89701

Esc. #: 111603-KDJ

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