

DOUGLAS COUNTY, NV

2020-944480

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

04/09/2020 01:06 PM

ETRCO

KAREN ELLISON, RECORDER

E07

APN#: 1220-22-310-095

RPTT: \$0.00 Exempt #7

Recording Requested By:

Western Title Company

Escrow No.: 113046

When Recorded Mail To:

Robert W. Stearns Jr. and Carol

Ann Stearns

2553 Burl Ln
Newcastle, CA 95658

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

ROBERT W. STEARNS JR.

Print name

Title

This document is being
recorded as an
accomodation only.

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,

Robert W. Stearns, Jr. and Carol Ann Stearns, Co-Trustees of the Stearns Family Trust dated May 20, 1991

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

Robert W. Stearns Jr. and Carol Ann Stearns, Husband and Wife as joint tenants with the 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:

See attached Exhibit A

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

Dated: 03/26/2020

Stearns Family Trust dated May 20, 1991


Robert W. Stearns, Jr., Co-Trustee

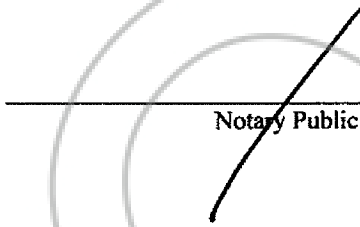

Carol Ann Stearns, Co-Trustee

STATE OF _____

COUNTY OF _____

} ss

By Robert W. Stearns, Jr. and Carol Ann Stearns.


Notary Public

see
attached

All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

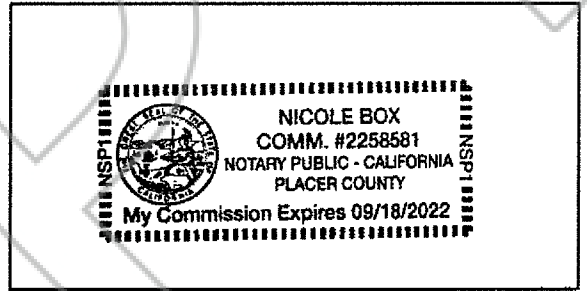
State of California

County of Placer

On 04/04/2020 before me, Nicole Box, Notary Public (here insert name and title of the officer),

personally appeared Robert W. Stearns JR. and Carol Ann Stearns

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Seal

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nicole Box

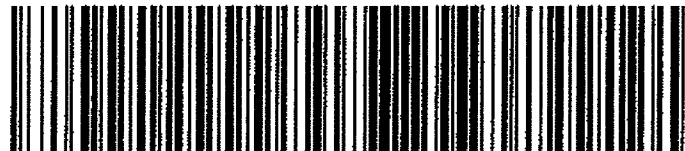
For Bank Purposes Only

Description of Attached Document

Type or Title of Document Grant, Bargain and sale deed

Document Date _____ Number of Pages 3

Signer(s) Other Than Named Above _____



FO01-000DSG5350CA-01

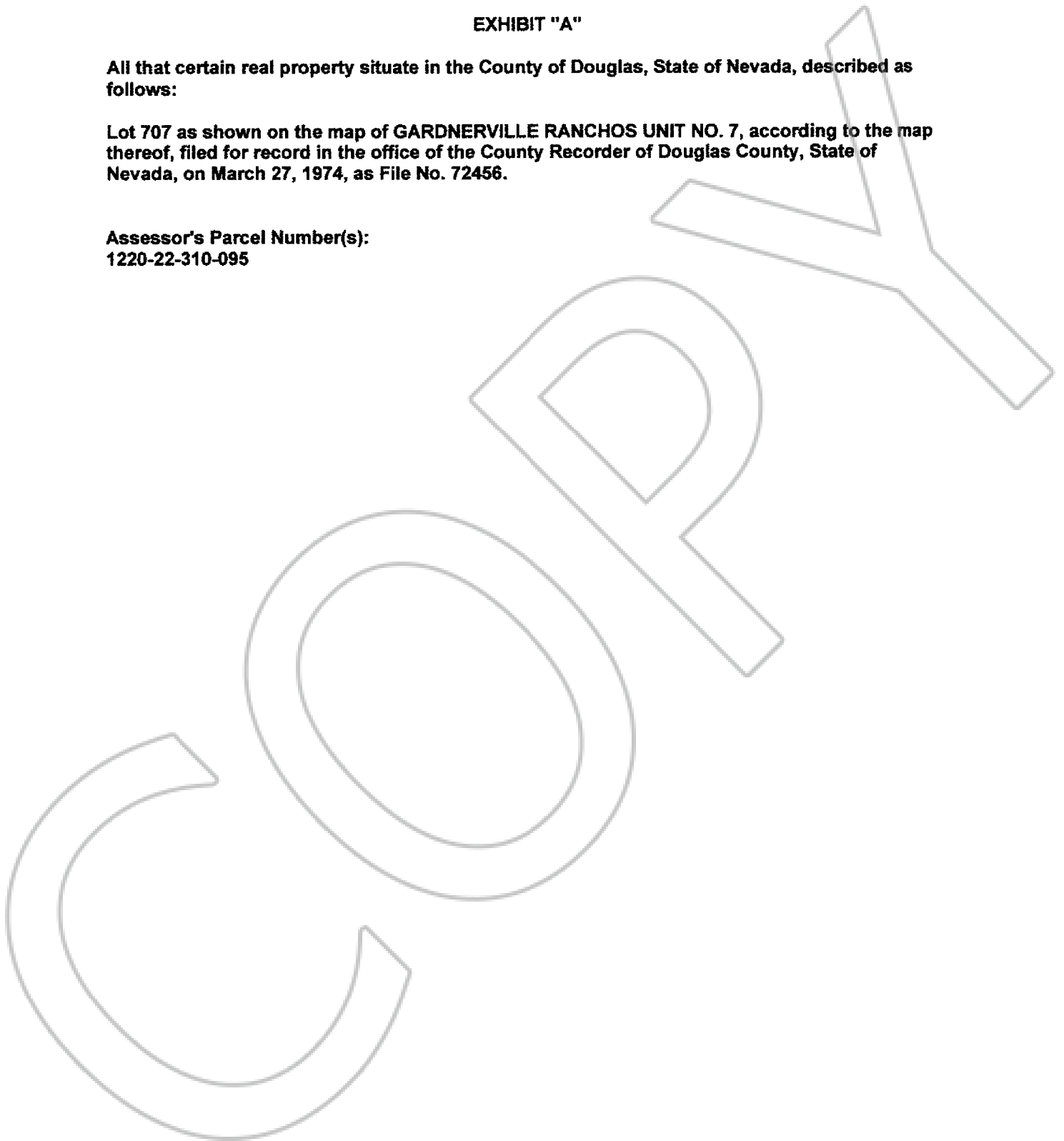
EXHIBIT "A"

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

Lot 707 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, according to the map thereof, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974, as File No. 72456.

Assessor's Parcel Number(s):

1220-22-310-095



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-22-310-095

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: Verified Trust - JS

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: #7
 a. Transfer Tax Exemption per NRS 375.090, Section #7
 b. Explain Reason for Exemption: Transfer out of Trust no consideration

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 Escrow Agent
 Signature _____ Capacity _____

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

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

Print Name: Robert W. Stearns, Jr. and Carol Ann Stearns, Co-Trustees The Stearns Family Trust
 Address: 2553 Burl In.
 City: Newcastle
 State: CA Zip: 95058

Print Name: Robert W. Stearns Jr. and Carol Ann Stearns
 Address: 2553 Burl In.
 City: Newcastle
 State: CA Zip: 95058

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. #: 113046