

DOUGLAS COUNTY, NV
RPTT:\$2726.10 Rec:\$40.00
\$2,766.10 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2020-945060

04/22/2020 01:08 PM

APN# : 1420-21-810-010

RPTT: \$2,726.10

Recording Requested By:

Western Title Company

Escrow No.: 111993-TEA

When Recorded Mail To:

James Earl Sanford

Linda Jo Pinkston-Sanford

1349 Santa Cruz Drive

Minden, NV 89423

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



Koah Inwood

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,

Lawrence H. Biehn and Karen S. Biehn, husband and wife as joint tenants with right of survivorship

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

James E. Sanford Jr. and Linda J. Pinkston-Sanford , Trustees of The Sanford and Pinkston-Sanford Living Trust dated August 7, 2014


and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, 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 13 in Block B as shown on the Final Map of MISSION HOT SPRINGS III, filed in the office of the County Recorder of Douglas County, State of Nevada on June 30, 1992, in Book 692, Page 6000, as Document No. 282411, 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: 02/07/2020


Lawrence H. Biehn

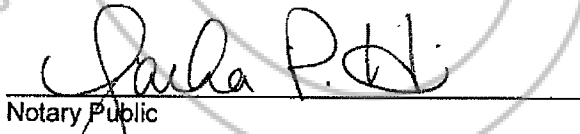

Karen S. Biehn

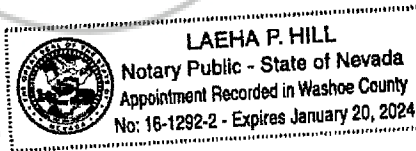
STATE OF Nevada
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on
3/14/2020

By Lawrence H. Biehn and Karen S. Biehn.


Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-21-810-010

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: \$698,999.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$698,999.00
 Real Property Transfer Tax Due: \$2,726.10

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 Grantor
 Signature [Signature] Capacity Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Lawrence H. Biehn and Karen S. Biehn
 Address: 1349 Santa Cruz Dr.
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: James Earl Sanford and Linda Jo Pinkston-Sanford, Trustees of The James Sanford and Linda Jo Pinkston-Sanford Trust
 Address: 1349 Santa Cruz Dr.
 City: Minden
 State: NV Zip: 89423

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. #: 111993-TEA