

DOUGLAS COUNTY, NV **2020-945972**  
RPTT:\$3900.00 Rec:\$40.00  
\$3,940.00 Pgs=3 05/13/2020 09:31 AM  
ETRCO  
KAREN ELLISON, RECORDER

APN# : 1219-10-002-024  
RPTT: \$3,900.00

Recording Requested By:  
Western Title Company

Escrow No.: 115245-SLA

When Recorded Mail To:

The Laura E. Edgar 2015 Trust  
dated April 21, 2015

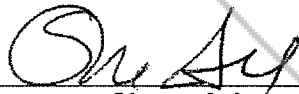
*285 Sierra Country Circle  
Gardnerville, NV 89466*

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



Sherry Ackermann

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,

Yvonne J. French, Successor Trustee of the French Living Trust, dated June 17, 2003

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

Laura E. Edgar, Trustee of The Laura E. Edgar 2015 Trust dated April 21, 2015

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

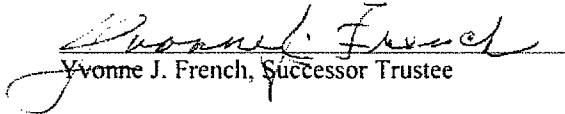
Lot 23, of SIERRA COUNTRY ESTATES PHASE 2, a Planned Unit Development, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on January 27, 2000, in Book 100, Page 4088, Document No. 485130.

Together with a Private Access Easement set forth on map of SIERRA COUNTRY ESTATES PHASE 2.

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


Dated: 05/08/2020

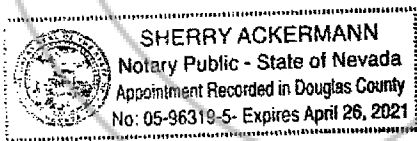
French Living Trust dated June 17, 2003

  
Yvonne J. French, Successor Trustee

STATE OF Nevada }  
COUNTY OF Douglas } ss  
This instrument was acknowledged before me on  
May 12, 2020

By Yvonne J. French

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1219-10-002-024

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: \$1,000,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( )  
 Transfer Tax Value: \$1,000,000.00  
 Real Property Transfer Tax Due: \$3,900.00

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 *Guarneri French* Capacity *Grantor*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: French Living Trust, dated June 17, 2003  
 Address: 1788 Bella Casa Drive  
 City: Minden  
 State: NV Zip: 89423

Print Name: The Laura E. Edgar 2015 Trust dated April 21, 2015  
 Address: 285 Sierra Country Circle  
 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  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 115245-SLA

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