DOUGLAS COUNTY, NV RPTT:\$975.00 Rec:\$40.00 2020-948457

\$1,015.00 Pgs=3

ETRCO

06/30/2020 02:46 PM

APN#: 1320-35-001-046

RPTT: \$975.00

KAREN ELLISON, RECORDER

Recording Requested By: Western Title Company

Lakewood, CA 90715

Escrow No.: 115871-WLD
When Recorded Mail To:
Eric Stephen Fordham and Cheryl
L. Fordham
21117 Wardham Ave.

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.

Joseph R. Pearce and Diane P. Pearce, Trustees under Revocable Trust Agreement of Joseph R. Pearce and Diane P. Pearce dated 2/23/12

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

Eric Stephen Fordham and Cheryl L. Fordham, 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 2, in Block F, as shown on the Official Map of WILDFLOWER RIDGE UNIT 5, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 19, 1990, in Book 1290, Page 2543, Document No. 241310, 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: 06/23/2020

Grant, Bargain and Sale Deed - Page 2

Revocable Trust Agreement of Joseph R. Pearce and Diane P. Pearce dated 2/23/12

oseph R. Pearce, Trustee

Diane P. Pearce Trustee

STATE OF OFLANOSS

CULLEY

Notary Public

DAVID W. BAKER
ATTORNEY AT LAW
NOTARY PUBLIC - STATE OF DELAWARE
My Commission Has No Expiration
29 Del. C. § 4323(a)(3)

STATE OF NEVADA DECLARATION OF VALUE

١.	Assessors Parcel Number(s			
	a) 1320-35-001-046			

2.	Type of Property:		FOR REC	ORDERS OPTIONAL USE ONLY
	a)	b) Single Fam. Res.	NOTES:	
	c) Condo/Twnhse	d) ☐ 2-4 Plex		
	e) ☐ Apt. Bldg	f) Comm'l/Ind'l	and the same of th	
	g) 🗌 Agricultural	h)	7	
	i) Other			
_				\ \
3.	Total Value/Sales Price of P	roperty:	\$250,000	0.00
	Deed in Lieu of Foreclosure	Only (value of property)		
	Transfer Tax Value: Real Property Transfer Tax	Duar	\$250,000 \$975.00	2.00
	Real Property (tansier rax	oue:	39/5.00	
4.	If Exemption Claimed:		1	\ / /
		ption per NRS 375.090,	Section	\ / /
	b. Explain Reason for	Exemption:	1	× /
_			1	
5.	Partial Interest: Percentage b	eing transferred: 100 %		
	The undersioned declares an	d anknowledger under e	analty of nor	jury, pursuant to NRS 375,060 and NRS
				ir information and belief, and can be
				rmation provided herein. Furthermore, the
	parties agree that disallowan	ce of any claimed exemp	otion, or other	determination of additional tax due, may
	result in a penalty of 10% of	the tax due plus interest	at 1% per mo	onth.
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	suant to NRS-375.030, the B	uver and Scher shall be	/\.	onth. severally liable for any additional amount
OWE	suant to NRS 375.030, the E	uver and Scher shall be	e jointly and	severally liable for any additional amount
owe Sign	suant to NRS 375.030, the B	Suyer and Seller shall be PEACO	e jointly and	severally liable for any additional amount
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