

DOUGLAS COUNTY, NV

**2020-948457**

RPTT:\$975.00 Rec:\$40.00

\$1,015.00 Pgs=3

06/30/2020 02:46 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1320-35-001-046

RPTT: \$975.00

**Recording Requested By:**

Western Title Company

**Escrow No.: 115871-WLD**

**When Recorded Mail To:**

**Eric Stephen Fordham and Cheryl**

**L. Fordham**

**21117 Wardham Ave.**

**Lakewood, CA 90715**

**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

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

Joseph R. Pearce  
Joseph R. Pearce, Trustee

Diane P. Pearce  
Diane P. Pearce, Trustee

STATE OF DELAWARE

COUNTY OF SUSSEX

This instrument was acknowledged before me on  
June 25, 2020, By Joseph R. Pearce and Diane P.  
Pearce.

David W. Baker  
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**

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

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: \$250,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$250,000.00  
 Real Property Transfer Tax Due: \$975.00

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 Joseph R. Pearce Capacity Seller  
 Signature Diane Pearce Capacity Seller

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

Print Name: Joseph R. Pearce and Diane P. Pearce,  
Trustees under Revocable Trust  
Agreement of Joseph R. Pearce and Diane  
P. Pearce dated 2/23/12  
 Address: 102 Mallard Dr  
 City: Leves  
 State: DE Zip: 19958

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

Print Name: Eric Stephen Fordham and Cheryl L.  
Fordham  
 Address: 21117 Wardham Ave.  
 City: Lakewood  
 State: CA Zip: 90715

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)  
 Print Name: eTRCo, LLC, On behalf of Western Title Company Esc. #: 115871-WLD  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

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