

APN#: 1320-30-113-007

RPTT: \$1,404.00



KAREN ELLISON, RECORDER

**Recording Requested By:**  
Western Title Company  
**Escrow No.: 113195-WLD**  
**When Recorded Mail To:**  
**Tana R. Runacres and Peter G.**  
**Runacres and Joann Morris**  
**1773 Shamrock Circle**  
**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 \_\_\_\_\_

  
**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,

Bruce Barclay Hailstone and Denise Ann Hailstone, as Trustees of The Hailstone Trust dated September 21, 2017

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

Tana R. Runacres and Peter G. Runacres, wife and husband and Joann Morris, a married woman as her sole and separate property all as joint tenants with right of survivorship

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:

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: 06/10/2020

The Hailstone Trust

*Bruce Barclay Hailstone*

By: Bruce Barclay Hailstone, Trustee

*Denise Ann Hailstone*

By: Denise Ann Hailstone, Trustee

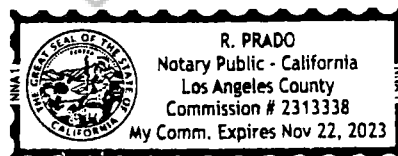
STATE OF CA

COUNTY OF LA

} ss

This instrument was acknowledged before me on  
June 12, 2020 By Bruce Barclay Hailstone and Denise  
Ann Hailstone.

*[Signature]*  
\_\_\_\_\_  
Notary Public



*See Attached Acknowledgment*

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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.

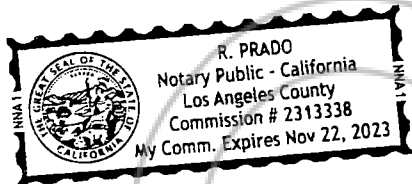
State of California }  
County of LA

On 6/12/2020 before me, R. Prado, notary public.  
Date Here Insert Name and Title of the Officer

personally appeared Bruce Barclay Hailstone and Denise  
Name(s) of Signer(s)

Ann Hailstone

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.



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 [Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**EXHIBIT "A"**

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

Unit 7, as set forth on map of WESTWOOD PARK UNIT NO. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 25, 1987, in Book 1187, Page 3748, as Document No. 167352 and by Certificate of Amendment recorded May 05, 1988 in Book 588, Page 536, as Document No. 177431 of Official Records of Douglas County, Nevada.

Together with an undivided 1/25th interest in and to the common area lying within the interior lines as set forth on map of WESTWOOD PARK UNIT NO. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 25, 1987, in Book 1187, Page 3748, as Document No. 167352, and as shown on Record of Survey recorded April 11, 2000 in Book 400, at Page 1729, as Document No. 489711.

Assessor's Parcel Number(s):  
1320-30-113-007

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1320-30-113-007

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b> NOTES: _____ _____ _____
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3. Total Value/Sales Price of Property: \$359,900.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$359,900.00  
 Real Property Transfer Tax Due: \$1,404.00

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 Bruce Barclay Hailstone Capacity Grantor  
 Signature Denise Ann Hailstone Capacity Grantor

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

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

Print Name: Bruce Barclay Hailstone and Denise Ann Hailstone, Trustees The Hailstone Trust dated September 21, 2017  
 Address: 5008 West Avenue L  
 City: Quartz Hill  
 State: CA                      Zip: 93536

Print Name: Tana R. Runacres and Peter G. Runacres and Joann Morris  
 Address: 1773 Shamrock Circle  
 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. #: 113195-WLD

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