

DOUGLAS COUNTY, NV **2020-949188**  
RPTT:\$2269.80 Rec:\$40.00  
\$2,309.80 Pgs=3 07/15/2020 10:10 AM  
ETRCO  
KAREN ELLISON, RECORDER

APN#: 1220-09-410-007  
RPTT: \$2,269.80


Recording Requested By:  
Western Title Company

Escrow No.: 116268-SLA  
When Recorded Mail To:  
Jeffrey Lynn Brackett and  
Marguerite C. Brackett  
1225 Sierra Vista Drive  
Gardnerville, NV 89460

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,

John Mike Rippet and Susan M. Rippet, Trustees of the Rippet Family Trust Dated July 13, 2009

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

Jeffrey Brackett and Marguerite C. Brackett, husband and wife as joint tenants

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:

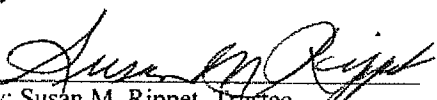
Lot 7, as shown on the FINAL MAP OF SILVERRANCH UNIT 1-A, filed for record in the office of the County Recorder of Douglas County, State of Nevada on January 3, 1994, in Book 194, Page 256, as Document No. 326668, Official Records.

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

Dated: 07/07/2020

The Rippet Family Trust dated July 13, 2009

  
By: John Mike Rippet, Trustee

  
By: Susan M. Rippet, Trustee

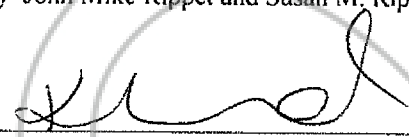
STATE OF Nevada

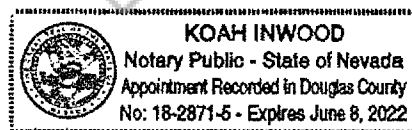
COUNTY OF Douglas } SS

This instrument was acknowledged before me on

July 9, 2020

By John Mike Rippet and Susan M. Rippet.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-09-410-007

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: _____
_____
_____

3. Total Value/Sales Price of Property: \$582,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$582,000.00  
 Real Property Transfer Tax Due: \$2,269.80

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 Escrow  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Rippet Family Trust Dated July 13, 2009  
 Address: 1257 NE Sunrise Street  
 City: Prineville  
 State: OR Zip: 97754

Print Name: Jeffrey Lynn Brackett and Marguerite C. Brackett  
 Address: 1225 Sierra Vista Drive  
 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. #: 116268-SLA