

DOUGLAS COUNTY, NV **2020-949599**
RPTT:\$2236.65 Rec:\$40.00
\$2,276.65 Pgs=3 07/23/2020 09:46 AM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1420-18-710-027

RPTT: \$2236.65

Recording Requested By:

Western Title Company

Escrow No.: 117521-CRF

When Recorded Mail To:

The Robert D. Entwisle and
Sharon Anna Walrod-Entwisle

Trust

3356 DOG LEG DR

MINDEN, NV 89423

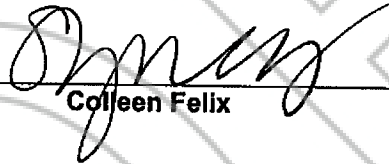
Mail Tax Statements to: (deeds only)

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



Colleen Felix

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,

Scott J. St. Clair and Linda R. St. Clair, husband and wife as joint tenants

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

Robert D. Entwisle and Sharon Anna Walrod-Entwisle, Trustees of The Robert D. Entwisle and Sharon Anna Walrod-Entwisle Trust, dated November 4, 2019

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:

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

Lot 27 in Block A, as set forth on that certain FINAL MAP LDA #99-54-1A for SUNRIDGE HEIGHTS III, Phase 1A, a Planned Unit Development, recorded in the office of the Douglas County Recorder on August 1, 2002, in Book 0802, Page 22, as Document No. 548492, and as shown on the AMENDED FINAL MAP LDA #99-54-1A for SUNRIDGE HEIGHTS III, Phase 1A, a Planned Unit Development, recorded in the office of the Douglas County Recorder on December 29, 2003, in Book 1203, Page 12019, as Document No. 600647.

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

Dated: 07-20-2020

Scott J. St. Clair 7-20-2020
Scott J. St. Clair Date

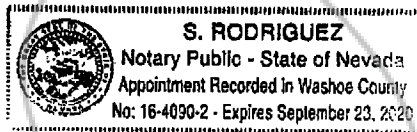
Linda R. St. Clair 7-20-2020
Linda R. St. Clair Date

STATE OF NEVADA }
COUNTY OF WASHOE } ss

This instrument was acknowledged before me on
07-20-2020

By Scott J. St. Clair and Linda R. St. Clair.

S. Rodriguez
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-18-710-027

2. Type of Property:
 a) Vacant Land
 c) Condo/Twnhse
 e) Apt. Bldg
 g) Agricultural
 i) Other _____
 b) Single Fam. Res.
 d) 2-4 Plex
 f) Comm'l/Ind'l
 h) Mobile Home

FOR RECORDERS OPTIONAL USE ONLY
 NOTES: _____

3. Total Value/Sales Price of Property: \$573,500.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$573,500.00
 Real Property Transfer Tax Due: \$2,236.65

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)**

Print Name: Scott J. St. Clair and Linda R. St. Clair
 Address: 2542 Titanium Crest Dr.
 City: Reno
 State: NV Zip: 89521

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

Print Name: The Robert D Entwisle and Sharon Anna Walrod-Entwisle Trust
 Address: 3356 Dog Leg Dr.
 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: South Kietzke Branch
5470 Kietzke Ln., Ste. 230
 City/State/Zip: Reno, NV 89511

Esc. #: 117521-CRF

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