

APN#: 1220-17-310-014
RPTT: \$0.00 Exempt #7

DOUGLAS COUNTY, NV

2020-949704

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

07/24/2020 02:56 PM

ETRCO

KAREN ELLISON, RECORDER

E07

Recording Requested By:
Western Title Company

Escrow No.: 115011-ARJ

When Recorded Mail To:
Bradford R. Ashley
887 Marion Way
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 _____

Anu Jansse

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,

Bradford Ashley and Lauren Ashley, Trustees, or any successors in trust under the Bradford and Lauren Ashley Family Living Trust dated June 30, 2017, and any amendments thereto and Lauren Ashley, a married woman

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

Bradford R. Ashley, a married man as his sole and separate property

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:

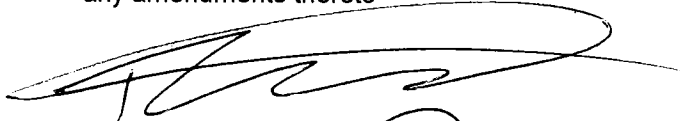
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 11, in Block A, as shown on the Official Map of SIERRA VISTA RANCH ESTATES, as filed in the Office of the County Recorder of Douglas County, Nevada, on August 7, 1979, in Book 879, Page 423, as Document No. 35259.

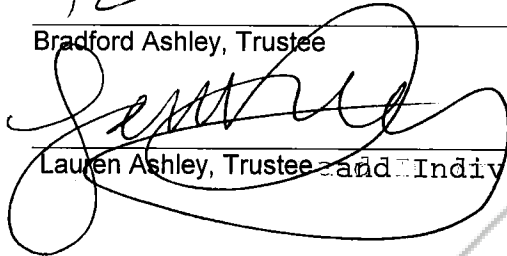
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 07/20/2020

The Bradford and Lauren Ashley Family Living Trust dated June 30, 2017, and any amendments thereto



Bradford Ashley, Trustee



Lauren Ashley, Trustee and Individually

STATE OF NEVADA

COUNTY OF DOUGLAS

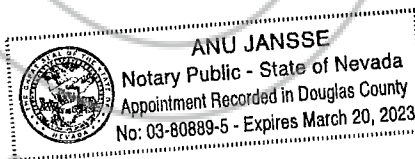
This instrument was acknowledged before me on

7/20/2020

By Bradford Ashley and Lauren Ashley.



Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1220-17-310-014

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: 7/24/20 Trust Ok~A.B.

3. Total Value/Sales Price of Property: \$0.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$0.00
Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section #7
b. Explain Reason for Exemption: Trust to Individual without consideration

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 *Kerry Bell* Capacity ESCROW
Signature _____ Capacity _____

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

Print Name: Bradford Ashley and Lauren Ashley, Trustees, or any successors in trust under the Bradford and Lauren Ashley Family Living Trust dated June 30, 2017, and any amendments thereto
Address: 887 Marion Way
City: Gardnerville
State: NV **Zip:** 89460

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

Print Name: Bradford R. Ashley
Address: 887 Marion Way
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. #: 115011-ARJ

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