

DOUGLAS COUNTY, NV
RPTT:\$1400.10 Rec:\$40.00
\$1,440.10 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2020-951478

08/27/2020 01:36 PM

APN# : 1220-15-310-003
RPTT: \$1,400.10

Recording Requested By:
Western Title Company

Escrow No.: 118254-SLA
When Recorded Mail To:
Kristy N. Estes
1407 Jobs Peak 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

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,

Charles A. Bernard, Successor Trustee of The Mona L. Johnson Trust, dated December 15, 2004

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

Kristy N. Estes, an unmarried woman and Kelly M. Estes and James E. Estes wife and husband 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 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 32 in Block B of GARDNERVILLE RANCHOS UNIT NO. 4, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada on April 10, 1967 as Document No. 35914, County of Douglas, State of Nevada.

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

Dated: 08/20/2020

Grant, Bargain and Sale Deed – Page 2

The Mona L. Johnson Trust dated December 15, 2004

Charles A. Bernard
By: Charles A. Bernard, Successor Trustee

STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on
August 24, 2020

By Charles A. Bernard.

K. Inwood
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-15-310-003

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 _____

<p>FOR RECORDERS OPTIONAL USE ONLY</p> <p>NOTES: _____</p> <p>_____</p> <p>_____</p>

3. Total Value/Sales Price of Property: \$359,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$359,000.00
 Real Property Transfer Tax Due: \$1,400.10

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 [Handwritten Signature] Capacity [Handwritten Signature]
 Signature _____ Capacity _____

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

Print Name: The Mona L. Johnson Trust, dated December 15, 2004
 Address: 854 Whitney Way
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: Kristy N. Estes, Kelly M. Estes and James E. Estes
 Address: 1407 Jobs Peak 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. #: 118254-SLA