

APN#: 1320-33-816-007

RPTT: \$1,696.50

DOUGLAS COUNTY, NV  
RPTT:\$1696.50 Rec:\$40.00  
\$1,736.50 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

2020-951793

09/01/2020 02:08 PM

**Recording Requested By:**

Western Title Company

**Escrow No.: 117837-WLD**

**When Recorded Mail To:**

**William P. O'Meara, Trustee of the**

**O'Meara Family Trust of 2011**

**dated March 11, 2011**

**1360 Chichester Drive**

**Gardnerville, NV 89410**

**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,

Lynne L. Cauley, Trustee of The Lynne L. Cauley Family Trust dated February 4, 2008

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

William P. O'Meara, Trustee of the O'Meara Family Trust of 2011 dated March 11, 2011

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, in Block A, as shown on the Final Subdivision Map # 1006-11 of CHICHESTER ESTATES PHASE 11, according to the map thereof, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 27, 2002, in Book 1202, Page 12732, as Document No. 562225, and amended March 27, 2003 in Book 303, Page 13037, as Document No. 571430, Official Records of Douglas County, 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: 08/17/2020

The Lynne L. Cauley Family Trust

  
Lynne L. Cauley, Trustee

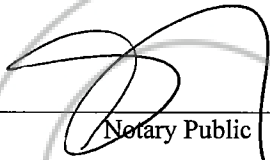
STATE OF NEVADA


COUNTY OF DOUGLAS

This instrument was acknowledged before me on

8.27.2020

By Lynne L. Cauley.

  
\_\_\_\_\_  
Notary Public

 **WENDY DUNBAR**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No. 02-79065-5 - Expires Dec. 16, 2022

} ss

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1320-33-816-007

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: \$435,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$435,000.00  
 Real Property Transfer Tax Due: \$1,696.50

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 Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Lynne L. Cauley, Trustee of The Lynne L. Cauley Family Trust dated February 4, 2008  
 Address: 993 Wintergreen Drive  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: William P. O'Meara, Trustee of the O'Meara Family Trust of 2011 dated March 11, 2011  
 Address: 1360 Chichester Drive  
 City: Gardnerville  
 State: NV Zip: 89410

**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. #: 117837-WLD