

DOUGLAS COUNTY, NV

2020-952414

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

09/14/2020 08:45 AM

ETRCO

KAREN ELLISON, RECORDER

E03

APN# : 1420-27-401-001

Recording Requested By:

Western Title Company, LLC

Escrow No.: 118208-SLA

When Recorded Mail To:

Justin Silloway

2160 Herschel Road

Sonoma, CA 95476

Mail Tax Statements to: (deeds only)

(space above for Recorder's use only)

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

***Re-recording document no. 2020-952396 to correct vesting of Grantor to Linda M. Allen, Trustee of the Linda M. Allen Trust dated January 23, 2016**

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,

Linda M. Allen, Trustee of the Linda M. Allen Trust dated January 23, 2016

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

Justin David Silloway and Kristen B. Silloway

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 lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

That portion of the Southwest 1/4 of Section 27, Township 14 North, Range 20 East, M.D.B.&M., in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 27; thence Northerly along the Westerly line of said Section 27, North 00°08'32" East, 305.00 feet; thence North 89°57'08" East, 535.57 feet; thence South 00°08'32" West, 305.00 feet to a point on the Northerly line of said Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 27; thence Westerly along said Northerly line, South 89°57'08" West, 535.57 feet to the point of beginning.

Reference is made to Parcel 2A as set forth on Record of Survey in Support of Boundary Line Adjustment for the Theodore Gaines Trust, recorded February 24, 1998 in Book 298, Page 4266, as Document No. 433233.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on April 28, 1998, in Book 498, Page 5199 as Document No. 438308 of 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: 09/12/2020

APN# : 1420-27-401-001
RPTT: \$2609.10



Recording Requested By:
Western Title Company
Escrow No.: 118208-SLA
When Recorded Mail To:
Justin Silloway
2160 Herschel Road
Sonoma, CA 95476

KAREN ELLISON, RECORDER

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,

Linda M. Allen Trust dated January 23, 2016

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

Justin David Silloway and Kristen B. Silloway, husband and wife 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 Minden, County of Douglas State of Nevada bounded and described as follows:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

That portion of the Southwest 1/4 of Section 27, Township 14 North, Range 20 East, M.D.B.&M., in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 27; thence Northerly along the Westerly line of said Section 27, North $00^{\circ}08'32''$ East, 305.00 feet; thence North $89^{\circ}57'08''$ East, 535.57 feet; thence South $00^{\circ}08'32''$ West, 305.00 feet to a point on the Northerly line of said Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 27; thence Westerly along said Northerly line, South $89^{\circ}57'08''$ West, 535.57 feet to the point of beginning.

Reference is made to Parcel 2A as set forth on Record of Survey in Support of Boundary Line Adjustment for the Theodore Gaines Trust, recorded February 24, 1998 in Book 298, Page 4266, as Document No. 433233.

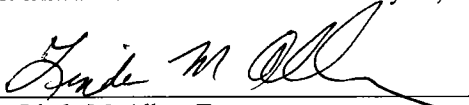
NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on April 28, 1998, in Book 498, Page 5199 as Document No. 438308 of Official Records.

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

Dated: 09/11/2020

Grant, Bargain and Sale Deed – Page 2

The Linda M. Allen Trust dated January 23, 2016


By: Linda M. Allen, Trustee

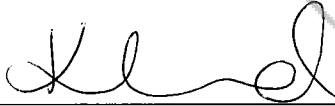
STATE OF Nevada

COUNTY OF Douglas

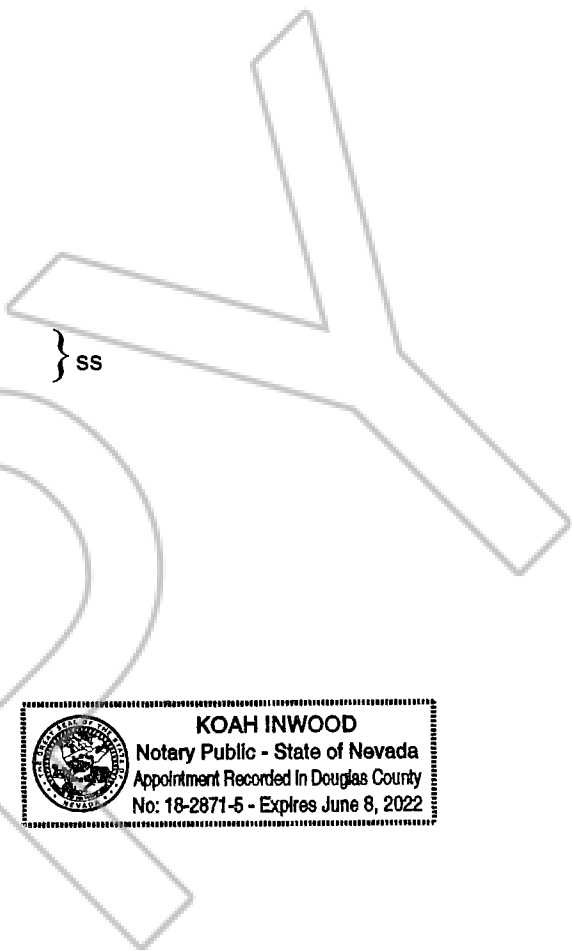
This instrument was acknowledged before me on

September 3, 2020

By Linda M. Allen.



Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-27-401-001

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 _____

FOR RECORDERS OPTIONAL USE ONLY NOTES: _____ _____ _____
--

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Re-recording document no. 2020-952396 to complete vesting of grantor

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 Orlando Capacity Escrow
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
Print Name: Linda M. Allen Trust dated January 23, 2016
Address: 1400 Kim Place
City: Minden
State: NV **Zip:** 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
Print Name: Justin David Silloway and Kristen B. Silloway
Address: 2160 Herschel Road
City: Sonoma
State: CA **Zip:** 95476

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. #: 118208-SLA

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