

DOUGLAS COUNTY, NV
RPTT:\$2398.50 Rec:\$40.00
\$2,438.50 Pgs=3

2020-952496
09/14/2020 02:45 PM

ETRCO
KAREN ELLISON, RECORDER

APN# : 1121-35-002-035
RPTT: \$2,398.50

Recording Requested By:

Western Title Company

Escrow No.: 118342-SLA

When Recorded Mail To:

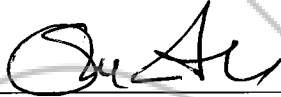
**Edward L. Andrews, as Trustee
on behalf of the Andrews
Revocable 2000 Trust
22424 Itasca Street
Chatsworth, CA 91311**

**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,

Thomas D. Koster and Bonnie L. Koster, Trustees of the Koster Family Trust dated January 21, 2009

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

Edward L. Andrews, as Trustee on behalf of the Andrews Revocable Trust dated October 26, 2000

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:


Being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 11 North, Range 21 East, M.D.B.&M., more particularly described as follows:

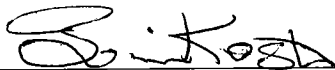
Parcel C, as shown on that PARCEL MAP FOR VIRGIL O. STIDHAM, ET AL, Recorded June 13, 1979, in Book 679, of Official Records, at Page 940, Douglas County, Nevada as Document No. 33465.

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

Dated: 09/04/2020

The Koster Family Trust dated January 21, 2009

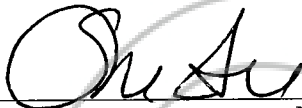

By: Thomas D. Koster, Trustee


BY: Bonnie L. Koster, Trustee

STATE OF Nevada }
COUNTY OF Douglas } ss

This instrument was acknowledged before me on
September 10, 2020.

By Thomas D. Koster and Bonnie L. Koster.


Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1121-35-002-035

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: \$615,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$615,000.00
 Real Property Transfer Tax Due: \$2,398.50

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 On Acl Capacity Escrow
 Signature _____ Capacity _____

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

Print Name: Thomas D. Koster and Bonnie L. Koster, Trusttes Family Trust, dated January 21, 2009
Address: P.O. Box 1414
City: Gardnerville
State: NV **Zip:** 89410

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

Print Name: Edward L. Andrews, as Trustee on Behalf of the Andrews Revocable 2000 Trust dated October 26, 2000
Address: 22424 Itasca Street
City: Chatsworth
State: CA **Zip:** 91311

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. #: 118342-SLA