

APN#: 1220-21-510-247

RPTT: \$1,462.50

DOUGLAS COUNTY, NV  
RPTT:\$1462.50 Rec:\$40.00  
\$1,502.50 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

2020-952557

09/15/2020 12:04 PM

**Recording Requested By:**

Western Title Company

**Escrow No.: 119387-WLD**

**When Recorded Mail To:**

**Lawrence R. Sample and Donna  
Sample, as Trustees of the Sample  
Family Trust dated January 3, 1997  
P.O. Box 28  
Genoa, NV 89411**

**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,

Susan Rosenbaum Cornelius, Successor Trustee of the Bernard and Elizabeth E.A. Rosenbaum Family Trust, dated October 13, 1993

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

Lawrence R. Sample and Donna Sample, as Trustees of the Sample Family Trust dated January 3, 1997

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 277 of GARDNERVILLE RANCHOS UNIT NO. 6, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

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

Dated: 09/09/2020

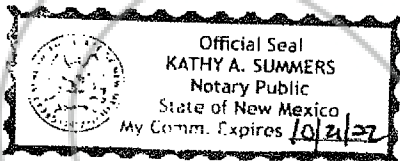
The Bernard and Elizabeth E.A. Rosenbaum Family Trust

Susan Rosenbaum Cornelius, Trustee  
Susan Rosenbaum Cornelius, Successor Trustee

STATE OF New Mexico } ss

COUNTY OF Bernalillo  
This instrument was acknowledged before me on  
September 11, 2020 By Susan Rosenbaum Cornelius.

Kathy A. Summers  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**  
a) 1220-21-510-247

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: _____
_____

3. **Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)	\$375,000.00
Transfer Tax Value:	\$375,000.00
Real Property Transfer Tax Due:	\$1,462.50

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 disallowance of any claimed exception, 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: \_\_\_\_\_ Capacity: Escrow Agent

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED) \_\_\_\_\_ (REQUIRED)  
 Print Name: Susan Rosenbaum Cornelius, <sup>Successor</sup> Trustee of the Bernard and Elizabeth E.A. Rosenbaum Family Trust, dated October 13, 1993  
 Address: 2308 Calle De Panza, NW  
 City: Albuquerque  
 State: NM Zip: 87104

Print Name: Lawrence R. Sample and Donna Sample, as Trustees of the Sample Family Trust dated January 3, 1997  
 Address: P.O. Box 28  
 City: Genoa  
 State: NV Zip: 89411

**COMPANY/PERSON REQUESTING RECORDING**  
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 119387-WLD  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410