

APN#: 1220-17-310-002

RPTT: \$0.00

DOUGLAS COUNTY, NV

2020-952579

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

09/15/2020 02:11 PM

ETRCO

KAREN ELLISON, RECORDER

E07

Recording Requested By:

Western Title Company

Escrow No.: 117153-WLD

When Recorded Mail To:

Steven H. Straub and Barbara E.

Straub

892 Marion Way

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 _____

Wendy Dunbar
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,

Steven H. Straub and Barbara E. Straub as Trustees of the Straub Family Living Trust, dated July 28, 2017.

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

Steven H. Straub and Barbara E. Straub, 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 Gardnerville, County of Douglas State of Nevada bounded and described as follows:

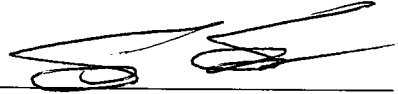
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 2 in Block B of SIERRA VISTA RANCH ESTATES, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on August 7, 1979, in Book 879, Page 423, as Document No. 35259.

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 Straub Family Living Trust, dated July 28, 2017



Steven H. Straub, Trustee



Barbara E. Straub, Trustee


STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

9/10/2020

By Steven H. Straub and Barbara E. Straub.



Notary Public

} ss

**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**
a) 1220-17-310-002

2. **Type of Property:**

- | | |
|--|---|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

| |
|---|
| FOR RECORDERS OPTIONAL USE ONLY |
| NOTES: <u>9/15/20</u> <u>Justin</u> <u>AS</u> |

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

\$0.00

\$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: #7
b. Explain Reason for Exemption: Transfer out of trust no consideration

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 Grantor

Signature: _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Steven H. Straub and Barbara E. Straub, as Trustees of the Straub Family Living Trust, dated July 28, 2017.

Address: 892 Marion Way
City: Gardnerville
State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Steven H. Straub and Barbara E. Straub

Address: 892 Marion Way
City: Gardnerville
State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC

Esc. #: 117153-WLD

Address: Douglas Office
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)