

DOUGLAS COUNTY, NV **2020-952930**  
RPTT:\$1833.00 Rec:\$40.00  
\$1,873.00 Pgs=3 09/18/2020 10:40 AM  
ETRCO  
KAREN ELLISON, RECORDER

APN#: 1320-29-610-055

RPTT: \$1,833.00

**Recording Requested By:**

Western Title Company

**Escrow No.: 119896-WLD**

**When Recorded Mail To:**

**The Entrust Group, Inc. FBO**

**Benjamin Lee Account Number**

**7230015466**

**555 12th Street, Suite 900**

**Oakland, CA 94607**

**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,

Sean Patrick McDonald and Aimee Erin McDonald, husband and wife as joint tenants

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

The Entrust Group, Inc. FBO Benjamin Lee Account Number 7230015466

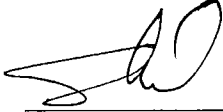
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

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

Lot 29, Block B, as set forth on Final Subdivision Map, Planned Unit Development, PD 02-05 of Monterra Phase 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on August 24, 2005, in Book 0805, Page 11150, Document No. 653145.

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

Dated: 09/14/2020



Sean Patrick McDonald



Aimee Erin McDonald

STATE OF Nevada

COUNTY OF Douglas

} ss

This instrument was acknowledged before me on September 15, 2020 By Sean Patrick McDonald and Aimee Erin McDonald.

  
Notary Public

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**  
a) 1320-29-610-055

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:

\$470,000.00  
 \_\_\_\_\_  
 \$470,000.00  
 \$1,833.00

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**  
 (REQUIRED)  
 Print Name: Sean Patrick McDonald and Aimee Erin McDonald  
 Address: 1910 Maison Way  
 City: Carson City  
 State: NV Zip: 89703

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: The Entrust Group, Inc. FBO Benjamin Lee  
 Account Number 7230015466  
 Address: 555 12th Street, Suite 900  
 City: Oakland  
 State: CA Zip: 94607

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

Print Name: Western Title Company, LLC Esc. #: 119896-WLD  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410