

APN# : 1219-15-002-079  
RPTT: \$8,892.00

DOUGLAS COUNTY, NV  
RPTT:\$8892.00 Rec:\$40.00  
\$8,932.00 Pgs=4  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2020-954783**


10/19/2020 03:44 PM

**Recording Requested By:**  
Western Title Company  
**Escrow No.: 119142-SLA**  
**When Recorded Mail To:**  
**Tawn A. Thomas and Linda S. Thomas**  
**279 Five Creek Road**  
**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



Sherry Ackermann

Escrow Officer

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**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,

Donald Dean Markley, Trustee of The Donald Dean Markley Revocable Trust, dated November 21, 2002

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

Tawn A. Thomas and Linda S. Thomas, husband and wife as joint tenants

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:

See attached Exhibit A

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

Dated: 10/01/2020

The Donald Dean Markley Revocable Trust, dated November 21, 2002

Donald Dean Markley 10.5.2020  
By Donald Dean Markley, Date  
Trustee

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

<sup>11</sup>  
~~5<sup>th</sup>~~ October 5, 2020

By Donald Dean Markley, Trustee.

[Signature]

Notary Public



} ss

**EXHIBIT "A"**

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

**All that certain real property situate within portion of Section 15, Township 12 North, Range 19 East, M.D.M., County of Douglas, State of Nevada, being a portion of Lot 6, Block 2 of Job's Peak Ranch, Unit 1, Document No. 415114, Official Records of Douglas County, Nevada, being more particularly described as follows:**

**Lot 6 in Block 2 of said Job's Peak Ranch, Unit 1, excepting therefrom the following described area:**

**Beginning at a point on the Westerly line of Five Creek Road as shown on said Job's Peak Ranch, Unit 1, which bears North 29° 56' 34" West, 41.54 feet from the Southeasterly corner on said Lot 6.**

**Thence leaving said Five Creek Road North 44° 35' 40" West, 210.00 feet to a point in a curve to the right on said line of Five Creek Road having a radius of 495.00 feet, the radius point of said curve bears South 33° 09' 32" West; thence Southeasterly along said curve 211.61 feet through a central angle of 24° 29' 36", the chord bearing of said curve is South 44° 35' 40" East, 210.00 feet to the point of beginning and end of this description.**

**NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on July 30, 2012, in Book 712, Page 7370 as Document No. 806679 of Official Records.**

**Assessor's Parcel Number(s):  
1219-15-002-079**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1219-15-002-079

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><br>NOTES: _____<br>_____<br>_____ |
|--|

3. Total Value/Sales Price of Property: \$2,280,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$2,280,000.00  
 Real Property Transfer Tax Due: \$8,892.00

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 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 [Signature] Capacity ESCROW  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

**Print Name:** The Donald Dean Markley Revocable Trust, dated November 21, 2002  
**Address:** 102 Knolls Court  
**City:** Copperopolis  
**State:** CA **Zip:** 95228

**Print Name:** Tawn A. Thomas and Linda S. Thomas  
**Address:** 279 Five Creek Road  
**City:** Gardnerville  
**State:** NV **Zip:** 89460

**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. #:** 119142-SLA