

APN# : 1220-21-810-133
RPTT: \$1,306.50

Recording Requested By:
Western Title Company

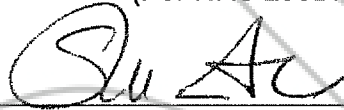
Escrow No.: 119334-SLA
When Recorded Mail To:
Joseph McCann
1296 W. Aylesbury Court
Gardnerville, NV 89410

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,

Veronica A. Harbeston Bonebrake, Successor Trustee of The Family Trust of Richard Reed Bonebrake and Veronica A. Harbeston Bonebrake, trust dated September 09, 1998

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

Joseph McCann, a single man

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 312, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, Document No. 72456.

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

Dated: 09/28/2020

The Family Trust of Richard Reed Bonebrake and
Veronica A. Harbeston Bonebrake, Trust dated
September 09, 1998

Veronica A Harbeston Bonebrake
By: Veronica A. Harbeston Bonebrake, Successor Trustee

STATE OF Nevada } ss

COUNTY OF Carson City

This instrument was acknowledged before me on

10/08/2020

By Veronica A. Harbeston Bonebrake.

Donna Peacocke
Notary Public Donna Peacocke



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-21-810-133

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: _____ _____ _____
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3. Total Value/Sales Price of Property: \$335,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$335,000.00
 Real Property Transfer Tax Due: \$1,306.50

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 Ac* Capacity *Escrow*
 Signature _____ Capacity _____

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

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

Print Name: Veronica A. Harbeston Bonebrake,
 Trustee of The Family Trust of Richard
 Reed Bonebrake and Veronica A.
 Harbeston Bonebrake, trust dated
 September 09, 1998
Address: 8251 Serenity Court
City: El Cajon
State: CA **Zip:** 92021

Print Name: Joseph McCann
Address: 1296 W. Aylesbury Court
City: Gardnerville
State: NV **Zip:** 89410

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. #: 119334-SLA