

DOUGLAS COUNTY, NV **2020-955895**
RPTT:\$1353.30 Rec:\$40.00
\$1,393.30 Pgs=4 11/06/2020 08:28 AM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1320-32-812-001
RPTT: \$1,353.30

Recording Requested By:
Western Title Company
Escrow No.: 121090-SLA
When Recorded Mail To:
Daryl L. Riise and Diana L. Riise,
Trustees of The Riise Family
Trust Agreement dated March 3,
1994
632 Meadow Drive
Coleville, CA 96107

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,

Mary Lou Wilhelm, Trustee of The M.L. Wilhelm Living Trust dated October 29, 1984 who erroneously acquired title as Mary Lou Wilhelm, Trustee of the M.L. Wilhelm Living trust dated October 29, 1994

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

Daryl L. Riise and Diana L. Riise, Trustees of The Riise Family Trust Agreement dated March 10, 1994

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: 10/26/2020

The M.L. Wilhelm Trust dated October 29, 1984

Mary Lou Wilhelm
By: Mary Lou Wilhelm, Trustee

STATE OF Nevada
COUNTY OF Douglas
This instrument was acknowledged before me on
October 27, 2020.

By Mary Lou Wilhelm.

Sherry Ackermann
Notary Public

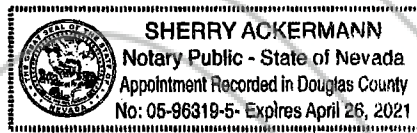


EXHIBIT "A"

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

A parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, being more particularly described as follows:

**Beginning at the Southeasterly corner of Revised Lot 1, said point bears North 01°30'05" East, 83.67 feet from the centerline intersection of Garden Glen Court and High School Street as shown on the Final Map for GARDEN GLEN PATIO HOMES, Document No. 389450 of the Douglas County Recorder's Office and being a 5/8" rebar with aluminum cap stamped PLS - 6497 inside of a survey well;
thence North 42°21'03" West, 49.00 feet;
thence North 47°38'57" East, 35.00 feet;
thence South 42°21'03" East, 53.00 feet;
thence South 47°38'57" West, 20.00 feet;
thence North 42°21'03" West, 4.00 feet;
thence South 47°38'57" West, 15.00 feet to the Point of Beginning.**

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on September 25, 2019, as Document No. 2019-935654 of Official Records.

**Assessor's Parcel Number(s):
1320-32-812-001**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-32-812-001

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: \$347,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$347,000.00
 Real Property Transfer Tax Due: \$1,353.30

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 Ace Capacity Escrow
 Signature _____ Capacity _____

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

Print Name: Mary Lou Wilhelm, Trustee of The M.L. Wilhelm Trust dated October 29, 1984
Address: 61 Broad St #314
City: San Luis Obispo
State: CA **Zip:** 93405

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

Print Name: Daryl L. Riise and Diana L. Riise, Trustees of The Riise Family Trust Agreement dated March 3, 1994
Address: 632 Meadow Drive
City: Coleville
State: CA **Zip:** 96107

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. #: 121090-SLA