

APN#: 1220-15-310-031  
RPTT: \$1,868.10

DOUGLAS COUNTY, NV  
RPTT:\$1868.10 Rec:\$40.00  
\$1,908.10 Pgs=3 11/12/2020 02:37 PM  
ETRCO  
KAREN ELLISON, RECORDER

Recording Requested By:  
Western Title Company  
Escrow No.: 120216-ARJ

When Recorded Mail To:  
Michel Douglas Balda and Tanya  
Lynn Balda  
874 Palisade Circle  
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 \_\_\_\_\_

Anu Jansse

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,

Patrick B. McKinnish and Stacey A. McKinnish, Co-Trustees of the McKinnish Family Trust U/D/T May 9, 2006

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

Tanya Lynn Balda and Michel Douglas Balda, Wife and Husband 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:

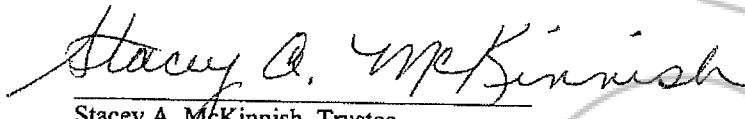
Lot 12 in Block K as shown on the Final Map of GARDNERVILLE RANCHOS UNIT NO. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada on April 10, 1967, in Map Book 1, Page 55, Filing No. 35914, Official Records.

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

Dated: 11/10/2020

McKinnish Family Trust U/D/T May 9, 2006

  
Patrick B. McKinnish, Trustee

  
Stacey A. McKinnish, Trustee

STATE OF NEVADA

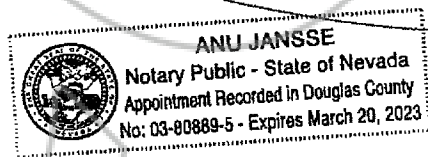
COUNTY OF DOUGLAS

This instrument was acknowledged before me on

11/11/2020

By Patrick B. McKinnish and Stacey A. McKinnish.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-15-310-031

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: \$479,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( )  
 Transfer Tax Value: \$479,000.00  
 Real Property Transfer Tax Due: \$1,868.10

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 *Kevin Bell* Capacity ESCROW  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Patrick B. McKinnish and Stacey A. McKinnish, Co-Trustees of the McKinnish Family Trust U/D/T May 9, 2006  
 Address: 1321 Hwy 395 #A  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: Michel Douglas Balda and Tanya Lynn Balda  
 Address: 874 Palisade Circle  
 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. #: 120216-ARJ

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)