

APN#: 1220-17-617-003  
RPTT: \$1,111.50

DOUGLAS COUNTY, NV  
RPTT:\$1111.50 Rec:\$40.00  
\$1,151.50 Pgs=3 11/12/2020 02:59 PM  
ETRCO  
KAREN ELLISON, RECORDER

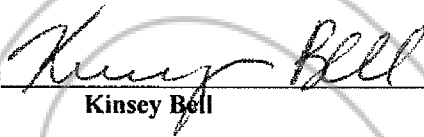
Recording Requested By:  
Western Title Company  
Escrow No.: 120315-ARJ

When Recorded Mail To:  
Scott A. Steffes and Julia C. Steffes,  
Trustees of The Scott and Julia  
Steffes Trust Agreement, dated  
April 8, 2005 and amended August  
8, 2019  
3661 W Stella Court  
Eagle, ID 83616

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



Kinsey Bell

Escrow Assistant

**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,

Frank Messina and Cathy Messina, husband and wife as joint tenants

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

Scott A. Steffes and Julia C. Steffes, Trustees of The Scott and Julia Steffes Trust Agreement, dated April 8, 2005 and amended August 8, 2019

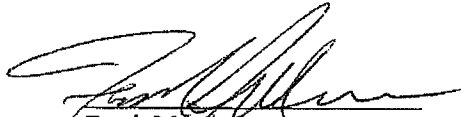
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

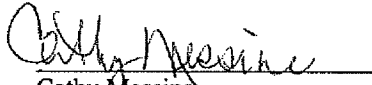
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 42 as set forth on the Final Map LDA 16-004 and PD 04-002-2 for RAIN SHADOW RANCH PHASE 3, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on July 17, 2018 as Document No. 2018-916804, 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: 11/07/2020

  
Frank Messina

  
Cathy Messina

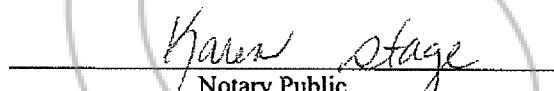
STATE OF Nevada

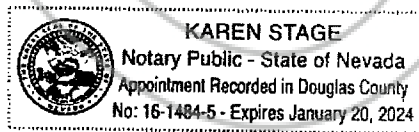
COUNTY OF Douglas

This instrument was acknowledged before me on

11-11-2020

By Frank Messina and Cathy Messina

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-17-617-003

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: \$285,000.00  
 Deed in Lieu of Foreclosure Only(value of property) (  
 Transfer Tax Value: \$285,000.00  
 Real Property Transfer Tax Due: \$1,111.50

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 *Theresa Bell* Capacity escrow  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Frank Messina and Cathy Messina

Address: 1113 Secret Court  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: Scott A. Steffes and Julia C. Steffes,  
 Trustees of The Scott and Julia Steffes  
 Trust Agreement, dated April 8, 2005 and  
 amended August 8, 2019

Address: 3661 W Stella Court  
 City: Eagle  
 State: ID Zip: 83616

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 120315-ARJ

Address: Douglas Office  
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

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