

APN# : 1420-34-201-037

RPTT: \$0

DOUGLAS COUNTY, NV

2020-956642

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

11/18/2020 11:19 AM

ETRCO

KAREN ELLISON, RECORDER

E03

**Recording Requested By:**

Western Title Company

**Escrow No.: 114885-WLD**

**When Recorded Mail To:**

**The Evans Revocable Family Trust**

**dated September 7, 2017**

**2736 Stewart Ave**

**Minden, NV 89423**

**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 \_\_\_\_\_



Wendy Dunbar

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,

Jeffrey Scott Evans and Dena Marie Evans, Trustees of The Evans Revocable Family Trust dated September 7, 2017 (who acquired title as The Evans Revocable Family Trust - 2017, Jeffrey S. Evans and Dena M. Evans, Trustees) and Jeffrey S. Evans and Dena M. Evans as individuals by joinder in execution of Deed of Trust recorded June 18, 2019 as Document No. 2019-930552

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

Jeffrey Scott Evans and Dena Marie Evans, Trustees of The Evans Revocable Family Trust dated September 7, 2017

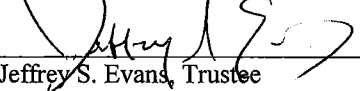
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

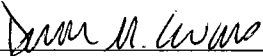
See attached Exhibit A

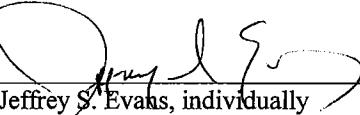
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

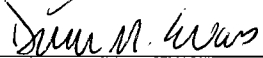
Dated: 11/10/2020

The Evans Revocable Family Trust

  
Jeffrey S. Evans, Trustee

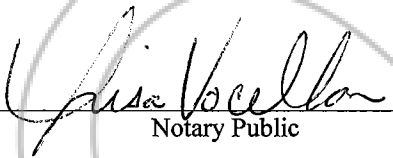
  
Dena M. Evans, Trustee

  
Jeffrey S. Evans, individually

  
Dena M. Evans, individually

STATE OF Nevada } ss

COUNTY OF Douglas  
This instrument was acknowledged before me on  
November 13<sup>th</sup>, 2020 By Jeffrey S. Evans and Dena M.  
Evans.

  
Notary Public



**EXHIBIT "A"**

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

**BEGINNING AT THE 1/4 CORNER COMMON TO SECTIONS 33 AND 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M.; THENCE NORTH 89°55'20" EAST 1,676.70 FEET; THENCE NORTH 0°02'47" EAST, 822.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°02'47" EAST, 158.50 FEET; THENCE NORTH 89°55'20" EAST, 305.00 FEET; THENCE SOUTH 0°02'27" WEST, 158.50 FEET; THENCE SOUTH 89°55'20" WEST, 305.00 FEET TO THE TRUE POINT OF BEGINNING AND BEING A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M.**

**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 October 18, 2017, as Document No. 2017-905781 of Official Records.**

**Assessor's Parcel Number(s):  
1420-34-201-037**

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessors Parcel Number(s)**  
a) 1420-34-201-037

**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:**  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_ \$0.00  
 Transfer Tax Value: \_\_\_\_\_ \$0.00  
 Real Property Transfer Tax Due: \_\_\_\_\_ \$0.00

**4. If Exemption Claimed:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: #3  
 b. Explain Reason for Exemption: correcting vesting of trustees on trust to add full middle names rather than just middle initials, vesting doc no. 905781

**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 disallowance of any claimed exception, 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 Grantor Grantor  
 Signature: [Signature] Capacity Grantor Grantor

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Print Name: The Evans Revocable Family Trust dated September 7, 2017  
 Address: 2736 Stewart Ave.  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: The Evans Revocable Family Trust dated September 7, 2017  
 Address: 2736 Stewart Ave  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**  
 (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 114885-WLD  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410