

APN#: 1320-36-002-040
RPTT: \$4,602.00

DOUGLAS COUNTY, NV **2020-956913**
RPTT:\$4602.00 Rec:\$40.00
\$4,642.00 Pgs=3 11/23/2020 11:03 AM
ETRCO
KAREN ELLISON, RECORDER

Recording Requested By:
Western Title Company
Escrow No.: 120228-SLA
When Recorded Mail To:
William D. Vogel, II and Laura E.
Vogel, Trustees of the Vogel
Living Trust dated May 9, 2017
21055 Via Coronado
Yorba Linda, CA 92887

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,

John Francis O'Donnell, Trustee of the The John Francis O'Donnell Revocable Trust initially created May 5, 2008 also known as and acquired title as Jack F. O'Donnell

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

William D. Vogel, II and Laura E. Vogel, Trustees of the Vogel Living Trust dated May 9, 2017

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 10, in Block B, as shown on the map of WILDFLOWER RIDGE SUBDIVISION, UNIT NO. 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 4, 1991, in book 691, Page 338, as Document No. 252076, 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: 11/03/2020

The John Francis O'Donnell Revocable Trust initially created May 5, 2008

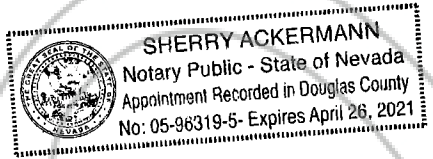
John F O'Donnell
By: John Francis O'Donnell, Trustee

STATE OF Nevada
COUNTY OF Douglas
This instrument was acknowledged before me on
November 16, 2020

} ss

By John Francis O'Donnell.

Sherry Ackermann
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-36-002-040

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: \$1,180,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$1,180,000.00
 Real Property Transfer Tax Due: \$4,602.00

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 Sale* Capacity *Escrow*
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
Print Name: The John Francis O'Donnell Revocable Trust
Address: 1881 Milkweed Court
City: Gardnerville
State: NV **Zip:** 89410

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
Print Name: William D. Vogel II and Laura E. Vogel, Trustees of the Vogel Living Trust dated May 9, 2017
Address: 21055 Via Coronado
City: Yorba Linda
State: CA **Zip:** 92887

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. #: 120228-SLA