

APN# : 1221-04-002-014

RPTT: \$0.00

DOUGLAS COUNTY, NV

2020-958484

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

12/18/2020 02:47 PM

ETRCO

KAREN ELLISON, RECORDER

E04

Recording Requested By:

Western Title Company

Escrow No.: 120589-WLD

When Recorded Mail To:

Anita L. Everts

1214 Jacobsen Lane

Gardnerville, NV 89410

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

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### Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

This document is being recorded as an accomodation only.

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Anita L. Everts, an unmarried woman, as to an undivided 91.74% interest and Melvin Roschelle and Christine Roschelle, Trustees of The Roschelle Family Living Trust dated 18 July 2014, as amended and to the heirs and assigns of such Grantee forever, an undivided 8.26% interest (who aquired title as The Roschelle Family Living Trust dated 18 July 2014, as amended and to the heirs and assigns of such Grantee forever, an undivided 8.26% interest)

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

Anita L. Everts, an unmarried woman

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:

Parcel 1-A as set forth on Parcel Map for HAROLD M. THOMPSON ETALS filed for record in the office of the Douglas County Recorders office on January 8, 1980, in Book 180, Page 377, as Document No. 40421, Official Records, Douglas County, Nevada.

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

Dated: 11/16/2020

Anita L. Everts  
Anita L. Everts

The Roschelle Family Living Trust

Melvin Roschelle  
Melvin Roschelle, Trustee

Christine Roschelle  
Christine Roschelle, Trustee

STATE OF Nevada


COUNTY OF Douglas

This instrument was acknowledged before me on

12-18-2020

By Anita L. Everts

[Signature]  
Notary Public

 **WENDY DUNBAR**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 02-79065-5 - Expires Dec. 16, 2022

STATE OF Nevada


COUNTY OF Douglas

This instrument was acknowledged before me on

11-30-2020

By Melvin Roschelle and Christine Roschelle.

[Signature]  
Notary Public

 **WENDY DUNBAR**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 02-79065-5 - Expires Dec. 16, 2022

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessors Parcel Number(s)**  
a) 1221-04-002-014

**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>
NOTES: _____
Doc # 923901

**3. Total Value/Sales Price of Property:**

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

\$0.00  
 \_\_\_\_\_  
 \$0.00  
 \_\_\_\_\_  
 \$0.00  
 \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: #4
- b. Explain Reason for Exemption: Transfer from one tenant in common to another, no consideration

**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: W Bowler Capacity escrow assistant

Signature: \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 (REQUIRED)  
**Print Name:** Anita L. Everts and The Roschell Family  
 Living Trust  
**Address:** 1214 Jacobsen Lane  
**City:** Gardnerville  
**State:** NV **Zip:** 89410

**Print Name:** Anita L. Everts  
**Address:** 1214 Jacobsen Lane  
**City:** Gardnerville  
**State:** NV **Zip:** 89410

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

**Print Name:** Western Title Company, LLC **Esc. #:** 120589-WLD  
**Address:** Douglas Office  
1362 Highway 395, Ste. 109  
**City/State/Zip:** Gardnerville, NV 89410