

DOUGLAS COUNTY, NV **2021-960050**  
RPTT:\$2726.10 Rec:\$40.00  
\$2,766.10 Pgs=3 01/15/2021 11:33 AM  
ETRCO  
KAREN ELLISON, RECORDER

APN# : 1219-15-001-032

RPTT: \$2,726.10

**Recording Requested By:**

Western Title Company  
Escrow No.: 122837-WLD  
When Recorded Mail To:  
Curtis D. Schulenberg and Lori  
J. Schulenberg  
405 Russell Way  
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 Wendy Dunbar, assistant  
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,

Bruce C. Dodds and Patricia R. Dodds, Trustees of The Patricia R. Dodds Trust created December 22, 2007

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

Curtis D. Schulenberg and Lori J. Schulenberg, husband and wife 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 53, a shown on the Official Map of SHERIDAN ACRES UNIT NO. 1, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 8, 1966, in Book 41, Page 192, as Document No. 32486.

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

Dated: 01/06/2021

The Patricia R. Dodds Trust

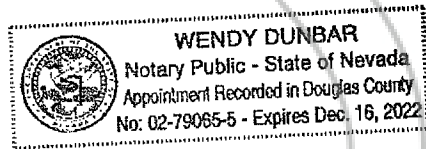
Bruce C. Dodds  
Bruce C. Dodds, Trustee

Patricia R. Dodds  
Patricia R. Dodds, Trustee

STATE OF Nevada }  
COUNTY OF Douglas } ss

This instrument was acknowledged before me on January 12, 2021 By Bruce C. Dodds and Patricia R. Dodds.

[Signature]  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1219-15-001-032

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: _____                           |
| _____                                  |

3. Total Value/Sales Price of Property:

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

\$699,000.00  
\_\_\_\_\_  
\$699,000.00  
\_\_\_\_\_  
\$2,726.10  
\_\_\_\_\_

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 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: \_\_\_\_\_ Capacity: Escrow Agent  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Bruce C. Dodds and Patricia R. Dodds,  
Trustees of The Patricia R. Dodds Trust  
created December 22, 2007  
Address: 255 N. Sierra St., #814  
City: Reno  
State: NV Zip: 89501

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Curtis D. Schulenberg and Lori J.  
Schulenberg  
Address: 405 Russell Way  
City: Gardnerville  
State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 122837-WLD  
Address: Douglas Office  
1362 Highway 395, Ste. 109  
City/State/Zip: Gardnerville, NV 89410