

DOUGLAS COUNTY, NV
RPTT:\$4485.00 Rec:\$40.00
\$4,525.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2021-960069

01/15/2021 12:52 PM

APN# : 1219-36-002-007

RPTT: \$4,485.00

Recording Requested By:

Western Title Company

Escrow No.: 121798-WLD

When Recorded Mail To:

**Bruce C. Dodds and Patricia R.
Dodds**

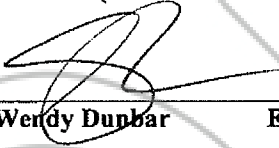
**255 N. Sierra Street #814
Reno, NV 89501**

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,

Bert Lee Barnes and Sheron Arnold Barnes, Trustees of the Barnes Family Trust dated May 13, 2014

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

Bruce C. Dodds and Patricia R. Dodds, 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 real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 12, Block A as shown on the Final Subdivision Map #2012 for GANSBERG ESTATES, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on October 28, 1997 in Book 1097, Page 5456, as Document No. 425008, 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: 01/06/2021

The Barnes Family Trust


Bert Lee Barnes
Bert Lee Barnes, Trustee

Sheron Arnold Barnes
Sheron Arnold Barnes, Trustee

STATE OF Nevada } ss

COUNTY OF Douglas
This instrument was acknowledged before me on January 13, 2021 By Bert Lee Barnes and Sheron Arnold Barnes.

[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) 1219-36-002-007

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)
 Transfer Tax Value:
 Real Property Transfer Tax Due:

\$1,150,000.00

 \$1,150,000.00

 \$4,485.00

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 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

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: Bert Lee Barnes and Sheron Arnold Barnes,
 Trustees of the Barnes Family Trust dated May
 13, 2014
Address: 490 McBee Rd.
City: Bellbrook
State: OH **Zip:** _____

(REQUIRED)
Print Name: Bruce C. Dodds and Patricia R. Dodds
Address: 255 N. Sierra Street #814
City: Reno
State: NV **Zip:** 89501

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: etrco for Western Title Company, LLC **Esc. #:** 121798-WLD
Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410