

APN#: 1321-32-001-025  
RPTT: \$0.00 #7

DOUGLAS COUNTY, NV  
RPTT:\$0.00 Rec:\$40.00  
\$40.00 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER  
2021-960397  
01/21/2021 04:06 PM  
E07

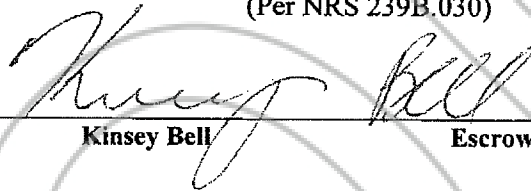
Recording Requested By:  
Western Title Company  
Escrow No.: 122858-ARJ

When Recorded Mail To:  
Michael James Durand and Jaimee  
Michele Durand, Trustees of The  
Durand Family Trust, Dated  
December 20, 2016  
1664 Windmill Road  
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



Kinsey Bell

Escrow Assistant

**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,

Michael Durand and Jaimee Durand, Husband and Wife as Joint Tenants with Right of Survivorship

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

Michael James Durand and Jaimee Michele Durand, Trustees of The Durand Family Trust, Dated December 20, 2016

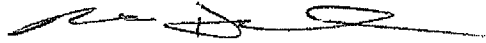
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

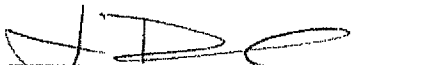
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel D-1 as shown on Parcel Map No. 2 (DP 19-0259) for Windmill Ranch Estates, filed for record in the office of the Douglas County Recorder, State of Nevada, on January 16, 2020 as Document No. 2020-940966, 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: 01/08/2021

  
Michael Durand

  
Jaimee Durand

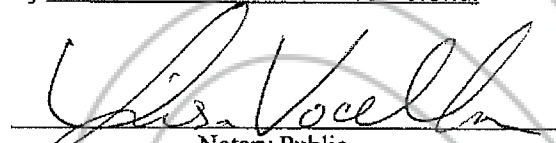
STATE OF NEVADA

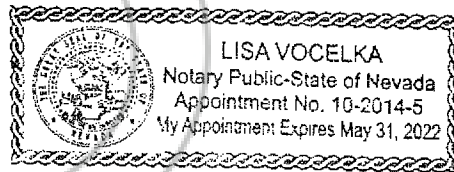
COUNTY OF DOUGLAS

This instrument was acknowledged before me on

1/15/21

By Michael Durand and Jaimee Durand.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1321-32-001-025

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: 1/21/21 Trust Ok~A.B.

3. Total Value/Sales Price of Property: \$0.00  
 Deed in Lieu of Foreclosure Only(value of property) (  
 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 #7  
 b. Explain Reason for Exemption: Individual to Trust without 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 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 [Signature] Capacity escrow  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Michael Durand and Jaimee Durand  
 Address: 1664 Windmill Road  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: Michael James Durand and Jaimee Michele Durand, Trustees of The Durand Family Trust, Dated December 20, 2016  
 Address: 1664 Windmill Road  
 City: Gardnerville  
 State: NV Zip: 89410

**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. #: 122858-ARJ