

DOUGLAS COUNTY, NV **2021-960919**
RPTT:\$2340.00 Rec:\$40.00
\$2,380.00 Pgs=3 01/29/2021 10:29 AM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1320-29-510-027
RPTT: \$2,340.00


Recording Requested By:
Western Title Company
Escrow No.: 124114-SLA
When Recorded Mail To:
Daniel K. Wheeler and Susan M.
Wheeler
1134 Monterra Drive
Minden, NV 89423

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,

Robert Lee Maxwell and Cynthia Ann Maxwell, husband and wife as joint tenants with right of survivorship

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

Daniel K. Wheeler and Susan M. Wheeler, Trustees of the Wheeler Family Trust dated November 17, 2004

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, 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 108, Block J, as set forth on Final Subdivision Map, Planned Unit Development, PD 02-05 of MONTERRA PHASE 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on August 24, 2005, in Book 0805, Page 11150, Document No. 653145.

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

Dated: 01/18/2021

Robert Lee Maxwell 1-20-21
Robert Lee Maxwell Date

Cynthia Ann Maxwell 1-20-21
Cynthia Ann Maxwell Date

STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on
January 20, 2021

By Robert Lee Maxwell and Cynthia Ann Maxwell.

Sherry Ackermann
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-29-510-027

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: \$600,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$600,000.00
 Real Property Transfer Tax Due: \$2,340.00

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 Ace Capacity Escrow
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
Print Name: Robert Lee Maxwell and Cynthia Ann Maxwell
Address: 1580 County Road
City: Minden
State: NV **Zip:** 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
Print Name: Daniel Wheeler and Susan Wheeler, Trustees of the Wheeler Family Trust dated November 17, 2004
Address: 1134 Monterra Drive
City: Minden
State: NV **Zip:** 89423

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. #: 124114-SLA