

APN#: 1220-17-810-011
RPTT: \$2,944.50

DOUGLAS COUNTY, NV
RPTT:\$2944.50 Rec:\$40.00
\$2,984.50 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2021-961491

02/05/2021 01:36 PM

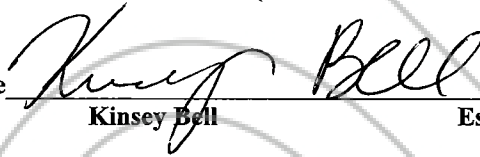
Recording Requested By:
Western Title Company
Escrow No.: 123057-ARJ

When Recorded Mail To:
Jesse Gene Lester and Mary Juanita Lester
319 Perth Ct.
Vacaville, CA 95687

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,

Don Raymond Larsen, Surviving Trustee of the Don Raymond Larsen and Minnie Varlene Larsen Family Trust Agreement dated March 9, 1992

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

Jesse Gene Lester and Mary Juanita Lester, 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:

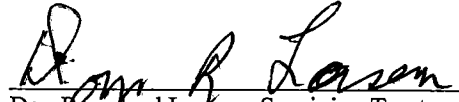
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 12 as shown on the Official Map of TIERRA LINDA ESTATES, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 14, 1965, in Book 34, Page 376, as Document No. 29457, 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: 01/26/2021

The Don Raymond Larsen and Minnie Verlene Larsen Family Trust Agreement dated
March 9, 1992


Don Raymond Larsen, Surviving Trustee

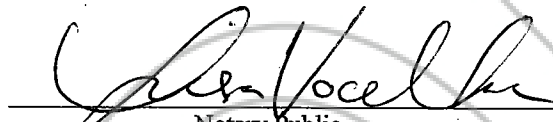
STATE OF NEVADA

COUNTY OF DOUGLAS

This instrument was acknowledged before me on

1/26/21

By Don Raymond Larson.


Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-17-810-011

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: _____ _____ _____
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3. Total Value/Sales Price of Property:	\$755,000.00
Deed in Lieu of Foreclosure Only(value of property)	(_____)
Transfer Tax Value:	\$755,000.00
Real Property Transfer Tax Due:	\$2,944.50

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 <u><i>Theresa Bell</i></u>	Capacity <u>ESCROW</u>
Signature _____	Capacity _____

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

Print Name: Don Raymond Larsen, Surviving Trustee of the Don Raymond Larsen and Minnie Varlene Larsen Family Trust Agreement dated March 9, 1992

Address: 3359 Vista Grande Blvd

City: Carson City

State: NV **Zip:** 89705

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

Print Name: Jesse Gene Lester and Mary Juanita Lester

Address: 319 Perth Ct

City: Vacaville

State: CA **Zip:** 95687

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. #: 123057-ARJ