

DOUGLAS COUNTY, NV **2021-961999**
RPTT:\$1556.10 Rec:\$40.00
\$1,596.10 Pgs=4 02/16/2021 10:02 AM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1419-22-810-013
RPTT: \$1,556.10

Recording Requested By:
Western Title Company

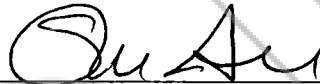
Escrow No.: 124761-SLA
When Recorded Mail To:
Dennis Caldwell and Vicki
Caldwell
382 Crivelli Court
El Dorado Hills, CA 95762

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,

Glenn R. Thorp and Cynthia M. Thorp, as Trustees of The Glenn R and Cynthia M. Thorp Revocable Trust established October 22,2002

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

Dennis Caldwell and Vicki Caldwell, husband and wife as joint tenants

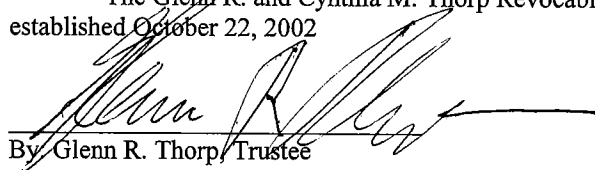
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Genoa, County of Douglas State of Nevada bounded and described as follows:

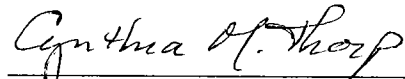
See attached Exhibit A

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

Dated: 02/03/2021

The Glenn R. and Cynthia M. Thorp Revocable Trust
established October 22, 2002


By: Glenn R. Thorp, Trustee


By: Cynthia M. Thorp, Trustee

STATE OF Nevada }
COUNTY OF Douglas } ss

This instrument was acknowledged before me on
February 5, 2021

By Glenn R. Thorp and Cynthia M. Thorp.


Notary Public



EXHIBIT "A"

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

PARCEL A:

Lot 77, as shown on the Final Subdivision Map Planned Unit Development PD 05-012 for CANYON CREEK ESTATES, recorded on March 15, 2007, in the office of the County Recorder, Douglas County, Nevada, in Book 307 at Page 4530 as Document No. 697065, Official Records, and that certain Certificate of Amendment recorded on March 27, 2007 in Book 307 at Page 8650 as Document No. 697842 changing the name of the Subdivision Map to CANYON CREEK ESTATES PHASE 2.

PARCEL B:

TOGETHER WITH those certain easements for storm drainage, slope and drainage, as granted to Ronald L. Simek, an unmarried man, over Parcel 22 as shown on Record of Survey Map No. 403935, as described in Easement Deed recorded on March 6, 2002 in Book 302 at Page 1943 as Document No. 536314, Official Records.

ALSO TOGETHER WITH an easement for a temporary septic system as described in Agreement recorded on August 12, 2004 in Book 804 at Page 4808 as Document No. 621280, Official Records.

ALSO TOGETHER WITH those certain rights as set forth in document recorded on August 12, 2004 in Book 804 at Page 4821 as Document No. 621281, Official Records.

**Assessor's Parcel Number(s):
1419-22-810-013**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1419-22-810-013

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: \$399,000.00
Deed in Lieu of Foreclosure Only (value of property) (_____
Transfer Tax Value: \$399,000.00
Real Property Transfer Tax Due: \$1,556.10

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 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 Sale* Capacity *Escrow*
Signature _____ Capacity _____

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

Print Name: The Glenn R and Cynthia M. Thorp Revocable Trust established October 22, 2002
Address: 1731 Arbello Drive
City: Minden
State: NV Zip: 89423

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

Print Name: Dennis Caldwell and Vicki Caldwell
Address: 382 Crivelli Court
City: El Dorado Hills
State: CA Zip: 95762

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. #: 124761-SLA