

DOUGLAS COUNTY, NV
RPTT:\$1774.50 Rec:\$40.00
\$1,814.50 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2021-962859

03/02/2021 02:58 PM

APN#: 1320-33-715-036
RPTT: \$1,774.50

Recording Requested By:
Western Title Company

Escrow No.: 125453-AMG
When Recorded Mail To:
Stefan Fraas, trustee of The
Stefan Fraas Trust
1327 Brooke Way
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



Amy Gutierrez

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,

Debra Potosky, trustee of the Potosky Revocable Trust dated June 26, 1997 as completely restated on January 3, 2018

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

Stefan Fraas, trustee of The Stefan Fraas Trust

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:

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: 02/25/2021

the Potosky Revocable Trust dated June 26, 1997 as completely restated on January 3, 2018

Debra Potosky 2/26/2021
By Debra Potosky, Trustee Date

STATE OF Nevada
COUNTY OF Carson



This instrument was acknowledged before me on
February 26, 2021

By Debra Potosky, Trustee.

Cathie M. Zenor
Notary Public

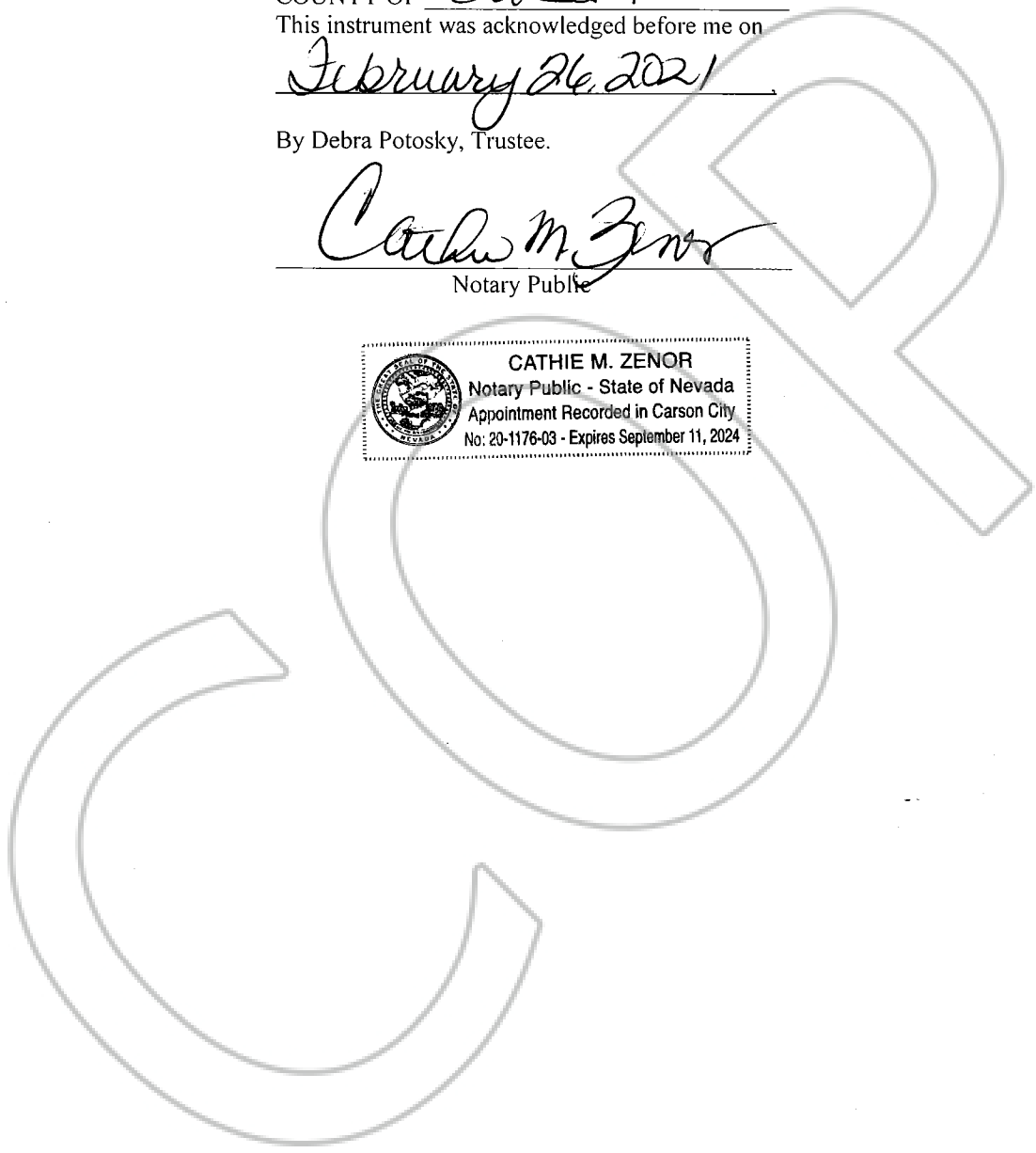
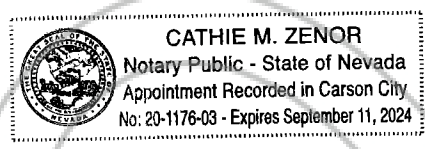
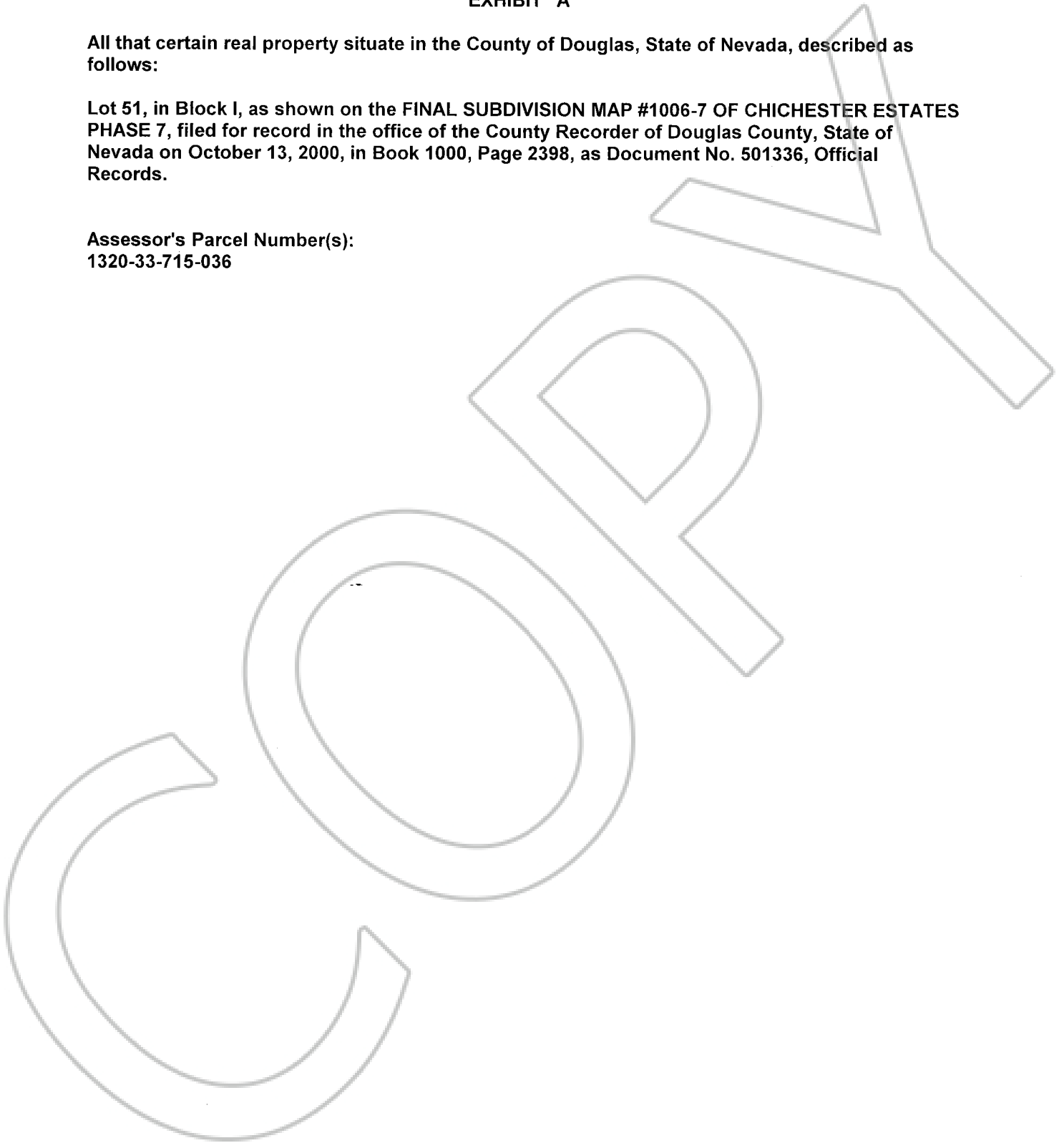


EXHIBIT "A"

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

Lot 51, in Block I, as shown on the FINAL SUBDIVISION MAP #1006-7 OF CHICHESTER ESTATES PHASE 7, filed for record in the office of the County Recorder of Douglas County, State of Nevada on October 13, 2000, in Book 1000, Page 2398, as Document No. 501336, Official Records.

**Assessor's Parcel Number(s):
1320-33-715-036**



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-33-715-036

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: \$455,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$455,000.00
 Real Property Transfer Tax Due: \$1,774.50

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 A Claypool Capacity Agent
 Signature _____ Capacity _____

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

Print Name: the Potosky Revocable Trust dated June 26, 1997 as completely restated on January 3, 2018
Address: 2626 Bluebird Way
City: Gardnerville
State: NV **Zip:** 89410

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

Print Name: Stefan Fraas, trustee of The Stefan Fraas Trust
Address: 1327 Brooke Way
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: Carson Office
 2310 S. Carson St, Suite 5A
City/State/Zip: Carson City, NV 89701

Esc. #: 125453-AMG

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)