

DOUGLAS COUNTY, NV

2021-963569

RPTT:\$620.10 Rec:\$40.00

\$660.10 Pgs=3

03/15/2021 03:50 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1022-29-310-005

RPTT: \$620.10

Recording Requested By:  
Western Title Company

Escrow No.: 125460-SLA

When Recorded Mail To:

The Jacobson/Salmonson  
Family Trust dated March 7,  
2007

15053 Arrowhead Lane  
Grass Valley, CA 95945

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

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**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,

Kathleen Ann Ross, a married woman as her sole and separate property as to an undivided 1/2 interest and Terry B. Hansen, an unmarried man as to an undivided 1/2 interest

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

Thomas R. Jacobson and Donna Clark Salmonson, Trustee of The Jacobson/Salmonson Family Trust dated March 7, 2007

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:

Lots 150 and 151, as shown on the Map of TOPAZ SUBDIVISION, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on August 10, 1954, in Book 1 of Maps, as File No. 9774.

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

Dated: 03/10/2021

Kathleen Ann Ross      03/12/21  
Kathleen Ann Ross      Date

Terry B. Hansen      03/12/2021  
Terry B. Hansen      Date

STATE OF Nevada \_\_\_\_\_ } ss

COUNTY OF Douglas \_\_\_\_\_

This instrument was acknowledged before me on  
March 12, 2021 \_\_\_\_\_

By Kathleen Ann Ross and Terry B. Hansen.

[Signature]  
\_\_\_\_\_  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1022-29-310-005

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: \$159,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$159,000.00  
 Real Property Transfer Tax Due: \$620.10

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section  
 b. Explain Reason for Exemption: 100

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 *One See* Capacity *Escrow*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Kathleen Ann Ross and Terry B. Hansen  
 Address: 953 Arrowhead Drive  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: The Jacobson/Salmonson Family Trust dated March 7, 2007  
 Address: 15053 Arrowhead Lane  
 City: Grass Valley  
 State: CA Zip: 95945

**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. #: 125460-SLA