

APN#: 1419-27-610-015  
RPTT: \$1,501.50

DOUGLAS COUNTY, NV  
RPTT:\$1501.50 Rec:\$40.00  
\$1,541.50 Pgs=5  
ETRCO  
KAREN ELLISON, RECORDER

**2021-964531**

03/30/2021 04:03 PM

**Recording Requested By:**

Western Title Company

**Escrow No.: 125373-ARJ**

**When Recorded Mail To:**

**Bruce A. Arledge, Jr. and Denise O. Arledge, Trustees of The Arledge Family Trust, Dated September 19, 2002**

**5895 Woodglen Drive  
Agoura Hills, CA 91301**

**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 \_\_\_\_\_

*Anu Jansse*  
Anu Jansse

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,

Charles T. Dunn and Betty S. Dunn, husband and wife as joint tenants as to an undivided one-third interest and Robert A. Dunn, a single man as to an undivided one-third interest and Herman L. Dunn, a single man as to an undivided one-third interest as tenants in common

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

Bruce A. Arledge, Jr. and Denise O. Arledge, Trustees of The Arledge Family Trust, Dated September 19, 2002

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:

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

Lot 13 in Block A, as set Forth on the Final Subdivision Map and Planned Development PD 00-16 for MOUNTAIN MEADOW ESTATES PHASE 1, filed for record with the Douglas County recorder on March 6, 2002, in Book 0302, at Page 2214, As Document No. 536360, Official Records of Douglas County, Nevada.

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

Dated: 03/22/2021

*Charles T. Dunn*

Charles T. Dunn

*Betty S. Dunn*

Betty S. Dunn

*Robert A. Dunn*

Robert A. Dunn

*Herman L. Dunn*

Herman L. Dunn

STATE OF \_\_\_\_\_

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

This instrument was acknowledged before me on

\_\_\_\_\_

By Charles T. Dunn and Betty S. Dunn.

see attached

\_\_\_\_\_  
Notary Public

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles s.s.

On 03/23/2021 before me, Chris Grogan, Notary Public  
Name of Notary Public, Title

personally appeared Betty S. Dunn and  
Name of Signer (1)

Charles T. Dunn  
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Chris Grogan  
Signature of Notary Public



Seal

## OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

## Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

The signer(s) capacity or authority is/are as:

- Individual(s)  
 Attorney-in-fact  
 Corporate Officer(s) \_\_\_\_\_  
Title(s)

- Guardian/Conservator  
 Partner - Limited/General  
 Trustee(s)  
 Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

## Additional Information

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

### Other

- Additional Signer  Signer(s) Thumbprints(s)

\_\_\_\_\_

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

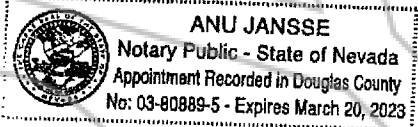
3/24/21

} ss

By Robert A. Dunn.



Notary Public



STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

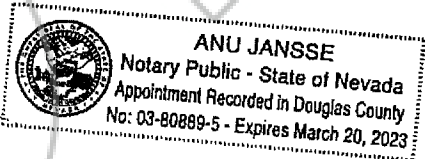
3/24/21

} ss

By Herman L. Dunn.



Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1419-27-610-015

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
NOTES: _____
_____

3. Total Value/Sales Price of Property: \$384,900.00

Deed in Lieu of Foreclosure Only(value of property) ( \_\_\_\_\_)

Transfer Tax Value: \$384,900.00

Real Property Transfer Tax Due: \$1,501.50

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 *M. Brown* Capacity Escrow Agent

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

**Print Name:** Charles T. Dunn and Betty S. Dunn, husband and wife as joint tenants as to an undivided one-third interest and Robert A. Dunn, a single man as to an undivided one-third interest and Herman L. Dunn, a single man as to an undivided one-third interest as tenants in common

**Address:** 18510 Doty Ave

**City:** Torrance

**State:** CA **Zip:** 90504

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

**Print Name:** Bruce A. Arledge, Jr. and Denise O. Arledge, Trustees of The Arledge Family Trust, Dated September 19, 2002

**Address:** 5895 Woodglen Drive

**City:** Agoura Hills

**State:** CA **Zip:** 91301

**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. #:** 125373-ARJ