

DOUGLAS COUNTY, NV

2021-967957

RPTT:\$936.00 Rec:\$40.00

\$976.00 Pgs=3

05/24/2021 11:29 AM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

A.P.N.: 1318-23-410-019

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

The Westmoreland Family Trust
1316 Boardwalk Place
Sparks NV 89436

Escrow No.: ZC3123-JL

RPTT \$936.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH : That

Robert Samuel Shopshire and Kathleen Jo Shopshire Trustees of The Shopshire Family Revocable Living Trust dated 12-22-1994

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Larry D. Westmoreland and Janel S. Westmoreland Trustees of The Westmoreland Family Trust dated March 6, 2008

all that real property in the City of Stateline, County of Douglas, State of Nevada, described as follows:

See Attached Exhibit "A"

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature Page attached and made a part hereof.

The Shopshire Family Revocable Trust dated 12-22-1994

R. Shopshire, Trustee
By: Robert Samuel Shopshire, Trustee

K. Shopshire, Trustee
By: Kathleen Jo Shopshire, Trustee

STATE OF ^{CA} NEVADA } ss:
COUNTY OF Placer

This instrument was acknowledged before me on 5-17-2021

by Robert Samuel Shopshire + Kathleen Jo Shopshire

[Signature] (seal)
Notary Public



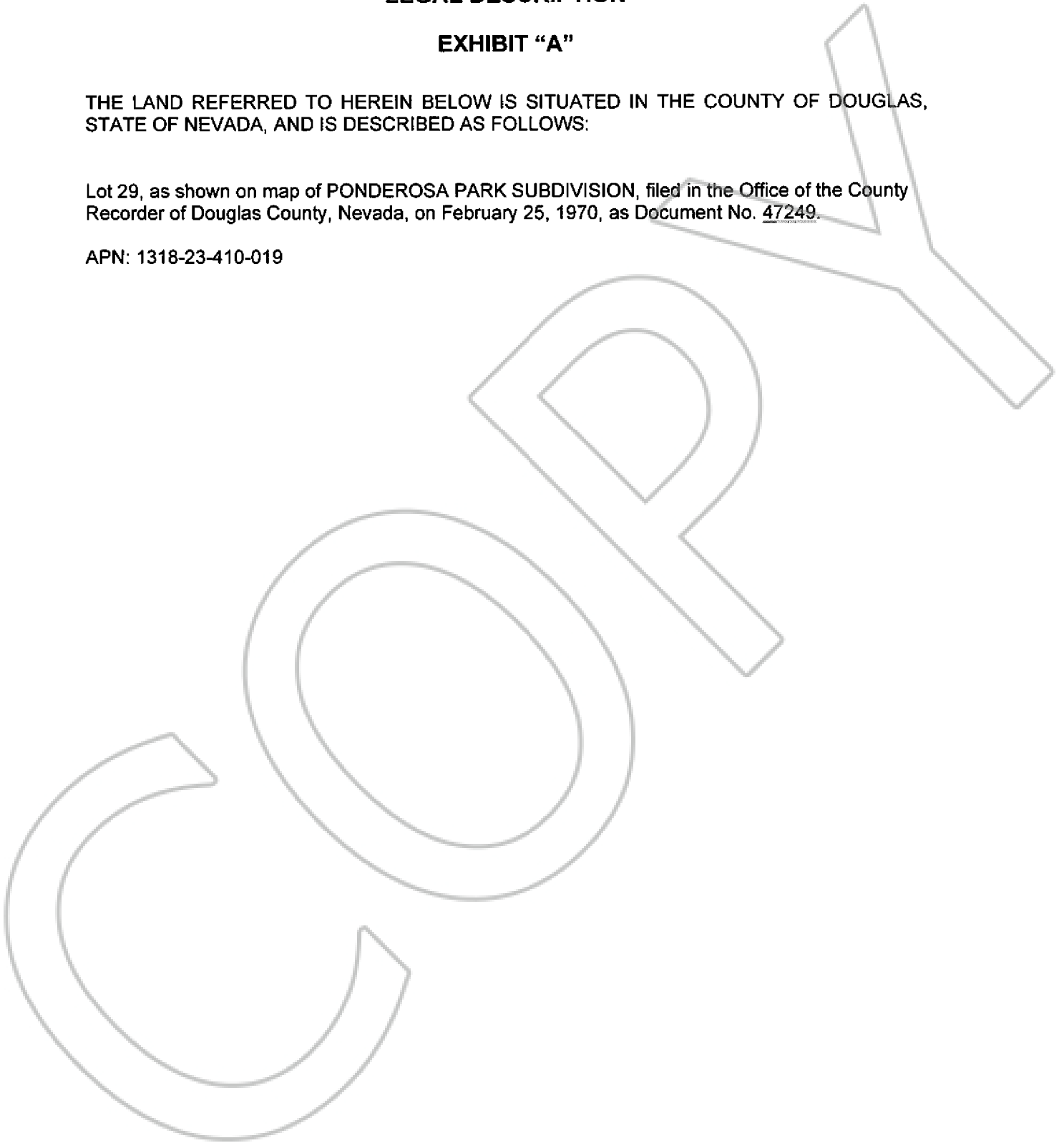
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 29, as shown on map of PONDEROSA PARK SUBDIVISION, filed in the Office of the County
Recorder of Douglas County, Nevada, on February 25, 1970, as Document No. 47249.

APN: 1318-23-410-019



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-23-410-019
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land Res.
- b) Single Fam.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$240,000.00

Transfer Tax Value \$240,000.00

Real Property Transfer Tax Due: \$936.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: Robert Samuel Shopshire, Trustee By: Robert Samuel Shopshire, Trustee

Signature: [Signature] Larry D. Westmoreland Agent

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: The Shopshire Family Revocable Trust dated 12-22-1994

Print Name: Larry D. Westmoreland

Address: PO Box 6220
Incline Village, NV 89450

Address: _____

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Signature Title Company LLC Escrow #: ZC3123-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED