

DOUGLAS COUNTY, NV **2022-990778**
RPTT:\$1944.15 Rec:\$40.00
\$1,984.15 Pgs=3 10/13/2022 10:49 AM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Larry R. Mercado and Vera Lee Mercado, Trustees of
the Larry R. & Vera Lee Mercado Trust dated April 13,
2009
1323 East marion Russell Dr
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2203931-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1320-33-810-035
R.P.T.T. \$1,944.15

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Fred D. Wehrli, Surviving Joint Tenant

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to Larry R. Mercado and Vera Lee Mercado, Trustees of the Larry
R. & Vera Lee Mercado Trust dated April 13, 2009**

**all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

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

Signature and notary acknowledgement on page two.

Fred D. Wehrli
Fred D. Wehrli


STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on September 29, 2022
by Fred D. Wehrli

[Signature]
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02203931.

 SHAWNA KENNEDY
Notary Public - State of Nevada
Appointment Recorded in Lyon County
No: 22-6642-12 - Expires December 1, 2025

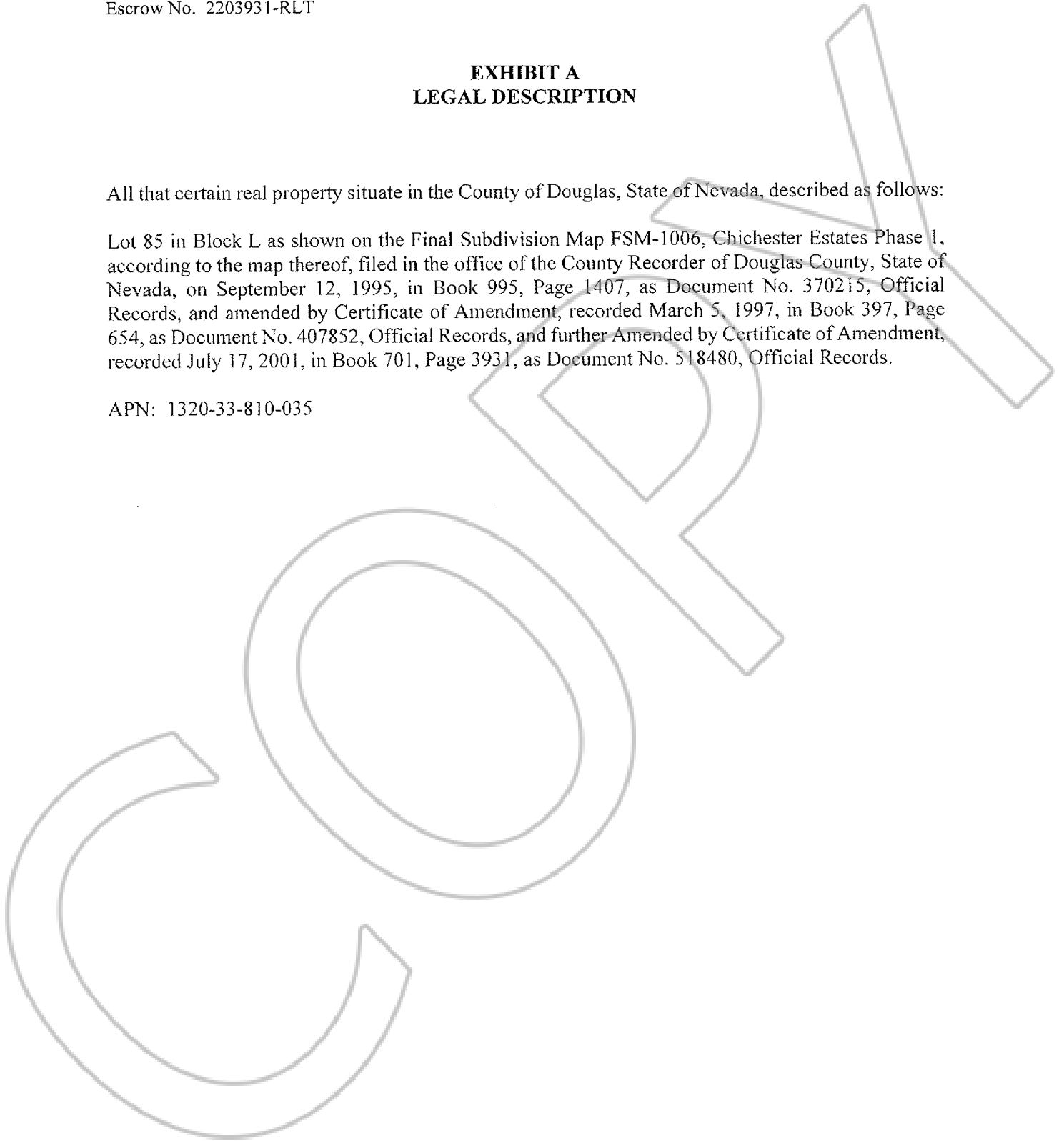
Escrow No. 2203931-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 85 in Block L as shown on the Final Subdivision Map FSM-1006, Chichester Estates Phase 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 12, 1995, in Book 995, Page 1407, as Document No. 370215, Official Records, and amended by Certificate of Amendment, recorded March 5, 1997, in Book 397, Page 654, as Document No. 407852, Official Records, and further Amended by Certificate of Amendment, recorded July 17, 2001, in Book 701, Page 3931, as Document No. 518480, Official Records.

APN: 1320-33-810-035



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-33-810-035
 b. _____
 c. _____
 d. _____

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	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 498,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 498,500.00
 d. Real Property Transfer Tax Due: \$ 1,944.15

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 [Signature] Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Fred D. Wehrli
 Address: 222 East Patriot Blvd Apt 254
 City: Reno
 State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Larry R. Mercado and Vera Lee Mercado, Trustees of the Larry R. & Vera Lee Mercado Trust dated April 13, 2009
 Address: 1323 East Marion Russell
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02203931-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED