

DOUGLAS COUNTY, NV  
RPTT:\$3451.50 Rec:\$40.00  
\$3,491.50 Pgs=2

**2023-1000211**

**09/06/2023 10:34 AM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1318-23-217-012

**R.P.T.T.: \$3,451.50**

Escrow No.: 23036449-DR

When Recorded Return To:

William Frank Schrader, Jr.

1046 Al Tahoe Blvd Unit 17605

South Lake Tahoe, CA 96151

Mail Tax Statements to:

William Frank Schrader, Jr.

1046 Al Tahoe Blvd Unit 17605

South Lake Tahoe, CA 96151

SPACE ABOVE FOR RECORDER'S USE

## GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Erica Eggers and Evan Eggers, wife and husband as joint tenants with rights of survivorship**

do(es) hereby Grant, Bargain, Sell and Convey to

**William Frank Schrader, Jr., an unmarried man**

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

Lot 2A, of Official Map of Lake Village, Phase 2B, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on December 28th, 1971, as Document No. 56076.

Assessors Parcel No.: 1318-23-217-012

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

Dated this 31<sup>st</sup> day of August, 2023.

*Erica Eggers*  
Erica Eggers

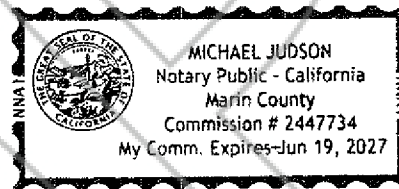
*Evan Eggers*  
Evan Eggers

STATE OF CALIFORNIA

COUNTY OF MARIN

This instrument was acknowledged before me on this 31<sup>st</sup> day of August, 2023, by Erica Eggers and Evan Eggers.

*[Signature]*  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-23-217-012  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$885,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$885,000.00  
 d. Real Property Transfer Tax Due: \$3,451.50

4. IF EXEMPTION CLAIMED:  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: *Evan Eggers* Capacity: \_\_\_\_\_ Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Erica Eggers and Evan Eggers  
 Address: 1069 Meadowsweet Drive  
 City: Corte Madera  
 State: CA      Zip: 94925

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: William Frank Schrader, Jr.  
 Address: 1046 Al Tahoe Blvd Unit 17605  
 City: South Lake Tahoe  
 State: California      Zip: 96151

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: First Centennial Title Company of Nevada Esc. #: 23036449-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City      State: NV      Zip: 89703