

DOC # 834072  
11/19/2013 02:21PM Deputy: PK  
**OFFICIAL RECORD**  
Requested By:  
eTRCO, LLC  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-1113 PG-3918 RPTT: EX#005



APN#: 1420-07-116-001

RPTT: #5

**Recording Requested By:**

Western Title Company

**Escrow No. 060981-TEA**

**When Recorded Mail To:**

Sergio Ramos

P.O. Box 4591

Thousand Oaks, CA 91359

**Mail Tax Statements to: (deeds only)**

Same as Above

\_\_\_\_\_

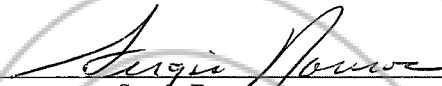
\_\_\_\_\_

\_\_\_\_\_

(space above for Recorder's use only)

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

  
Sergio Ramos

Grantee

**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 Tracy Beckman-Ramos, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Sergio Ramos, a married man as his sole and separate property all that real property situated in the City of Carson City, County of Douglas, State of Nevada described as follows:

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

Lot H-13 in Block H, as shown on the Final Map #97-1007-5 of VALLEY VISTA ESTATES, PHASE 4, recorded in the office of the Douglas County Recorder, State of Nevada on July 28, 2000 in Book 0700, Page 4819 as Document No. 496654, Official Records.

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

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: 11/03/2013



Grant, Bargain and Sale Deed – Page 2

*Tracy Beckman-Ramos*

Tracy Beckman-Ramos

STATE OF CA

COUNTY OF Ventura

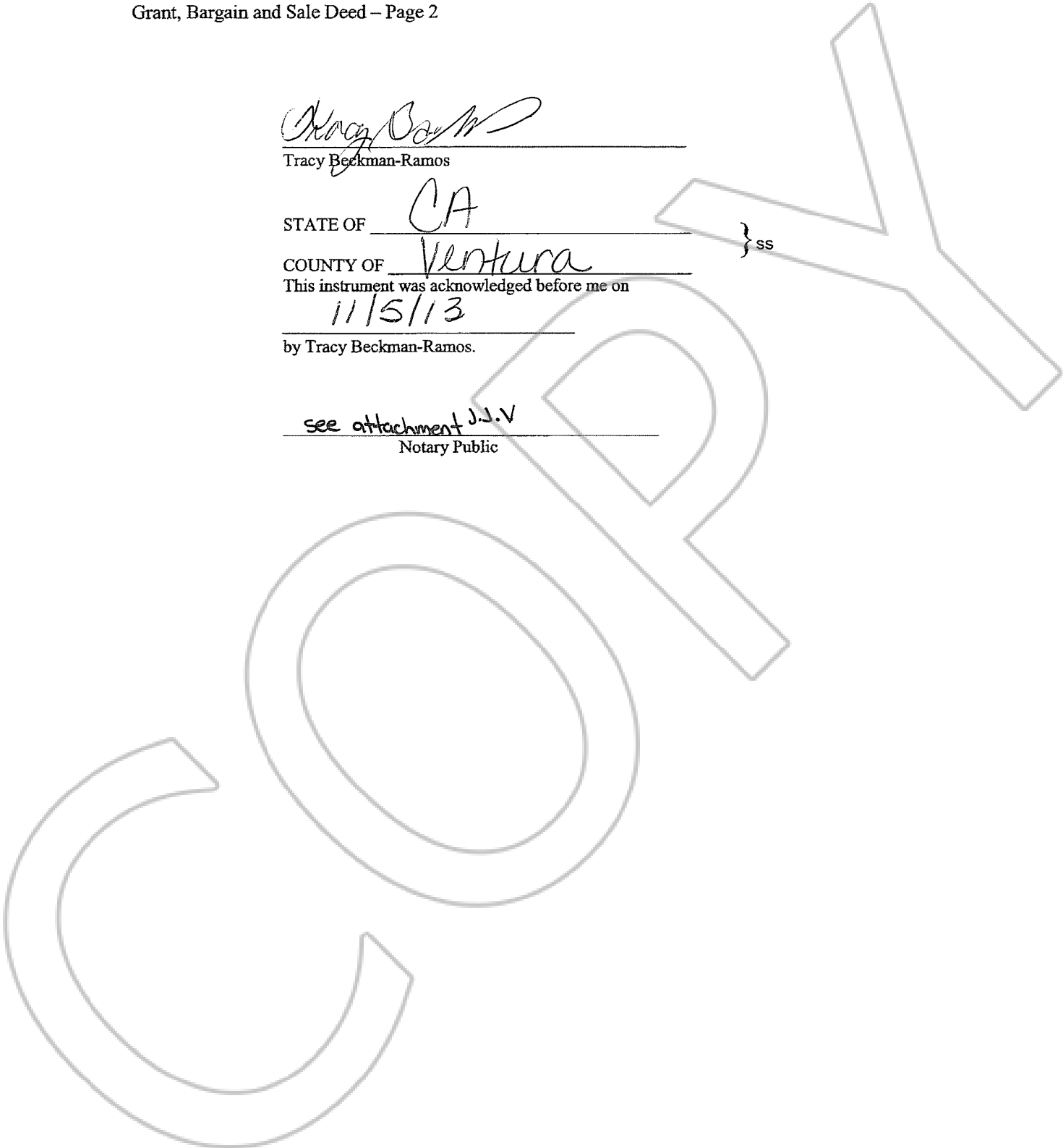
This instrument was acknowledged before me on

11/5/13

by Tracy Beckman-Ramos.

see attachment J.J.V  
Notary Public

} ss





# California Acknowledgment Attachment Form (Civil Code §1189)

## California Acknowledgment

State of California  
County of Ventura

On November 5, 2013 before me, Jeffrey James Valle, a

Notary Public commissioned by the State of California, personally

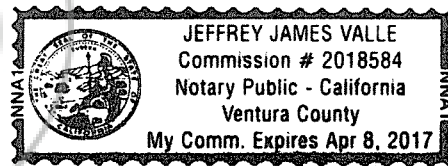
appeared Tracy Beckman-Ramos

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within the instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Jeffrey James Valle  
Signature of Notary Public



Notary Seal

## Document Reference Statement

Document Title: Grant, Bargain and Sale Deed

Document Date: November 5, 2013

Document Number of Pages: 2 pages