

APN 1220.21.511.003

APN \_\_\_\_\_

APN \_\_\_\_\_

DOC # **840734**  
04/07/2014 02:26PM Deputy: PK

**OFFICIAL RECORD**

Requested By:  
First American Title Mindel  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 5 Fee: \$18.00  
BK-414 PG-1304 RPTT: 553.80



FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT: Grant, Bargin and Sale Deed

WHEN RECORDED MAIL TO:

Jose L. Viveros  
78 Wheeler Way  
Gardnerville, NV 89460



A.P.N.: 1220-21-511-003  
File No: 143-2462445 (SC)  
R.P.T.T.: \$553.80

This Grant Deed was signed in counterpart and to be construed and recorded as one document.

When Recorded Mail To: Mail Tax Statements To:  
Jose L. Viveros  
758 Wheeler Way  
Gardnerville, NV 89460

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Karen Ryan, a widow, as to an undivided 50% interest, and Dean R. Willey, an unmarried man, as to an undivided 50% interest as tenants in common

do(es) hereby *GRANT, BARGAIN and SELL* to

Jose L. Viveros, a married man as his sole and separate property

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

**LOT 3, IN BLOCK A, AS SHOWN ON THE MAP OF CAHI #6, A PLANNED UNIT DEVELOPMENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 24, 1999, IN BOOK 1199, AT PAGE 4453, AS DOCUMENT NO. 481452, OFFICIAL RECORDS.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 03/06/2014



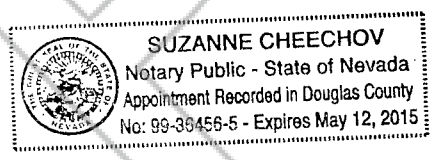
*Karen Ryan*  
Karen Ryan

\_\_\_\_\_  
Dean R. Willey

STATE OF NV )  
COUNTY OF Douglas ) : **ss.**

This instrument was acknowledged before me on 4/3/2014 by  
**Karen Ryan and Dean R. Willey.**

*Suzanne Cheechov*  
Notary Public  
(My commission expires: 5/12/2015)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 06, 2014** under Escrow No. **143-2462445**.



\_\_\_\_\_  
Karen Ryan

\_\_\_\_\_  
Dean R. Willey

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

: ss.

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

This instrument was acknowledged before me on \_\_\_\_\_ by  
~~Karen Ryan and Dean R. Willey.~~

*See attached*

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

(My commission expires: \_\_\_\_\_ )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 06, 2014** under Escrow No. **143-2462445**.



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles }

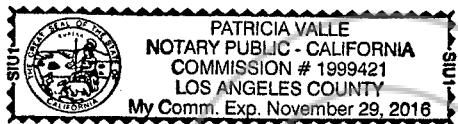
On 4-2-2014 before me, PATRICIA VALLE NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared DEAN R. WILLEY  
Name(s) of Signer(s)

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.



Place Notary Seal Above

Signature: Patricia Valle  
Signature of Notary Public

### OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

#### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- Corporate Officer -- Title(s): \_\_\_\_\_
- Individual
- Partner --  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer -- Title(s): \_\_\_\_\_
- Individual
- Partner --  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_