

DOC # 843734  
05/30/2014 04:03PM Deputy: AR  
OFFICIAL RECORD  
Requested By:  
First American Title State  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-514 PG-6817 RPTT: 760.50

A.P.N.: 1419-22-710-005  
File No: 141-2466447 (NMP)  
R.P.T.T.: \$760.50 C



When Recorded Mail To: Mail Tax Statements To:  
The William A. & Sherrie C. Millichap Fa  
P.O. Box 1029  
Minden, NV 89423

**GRANT, BARGAIN and SALE DEED**

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

Sergio Ramos and Tracy Beckman-Ramos, Trustees of The Beckman-Ramos Trust, dated September 24, 1990

do(es) hereby GRANT, BARGAIN and SELL to

The William A. & Sherrie C. Millichap Family Trust, dated March 18, 1998

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

**PARCEL A:**

**LOT 49, AS SHOWN ON THE FINAL SUBDIVISION MAP PLANNED UNIT DEVELOPMENT PD 05-012 FOR CANYON CREEK ESTATES, RECORDED ON MARCH 15, 2007, IN THE OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, NEVADA, IN BOOK 0307 AT PAGE 4530 AS DOCUMENT NO. 697065, OFFICIAL RECORDS, AND THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED ON MARCH 27, 2007 IN BOOK 0307 AT PAGE 8650 AS DOCUMENT NO. 0697842 CHANGING THE NAME OF THE SUBDIVISION MAP TO CANYON CREEK ESTATES PHASE 2.**

**PARCEL B:**

**TOGETHER WITH THOSE CERTAIN EASEMENTS FOR STORM DRAINAGE, SLOPE AND DRAINAGE, AS GRANTED TO RONALD L. SIMEK, AN UNMARRIED MAN, OVER PARCEL 22 AS SHOWN ON RECORD OF SURVEY MAP NO. 403935, AS DESCRIBED EASEMENT DEED RECORDED ON MARCH 06, 2002 IN BOOK 0302 AT PAGE 1943 AS DOCUMENT NO. 536314, OFFICIAL RECORDS.**

**ALSO TOGETHER WITH AN EASEMENT FOR A TEMPORARY SEPTIC SYSTEM AS DESCRIBED IN AGREEMENT RECORDED ON AUGUST 12, 2004 IN BOOK 0804 AT PAGE 4808 AS DOCUMENT NO. 621280, OFFICIAL RECORDS.**



**ALSO TOGETHER WITH THOSE CERTAIN RIGHTS AS SET FORTH IN DOCUMENT RECORDED ON AUGUST 12, 2004 IN BOOK 0804 AT PAGE 4821 AS DOCUMENT NO. 621281, 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: 05/20/2014

*COOPER*



The Beckman-Ramos Trust

*Sergio Ramos*  
Sergio Ramos, Trustee

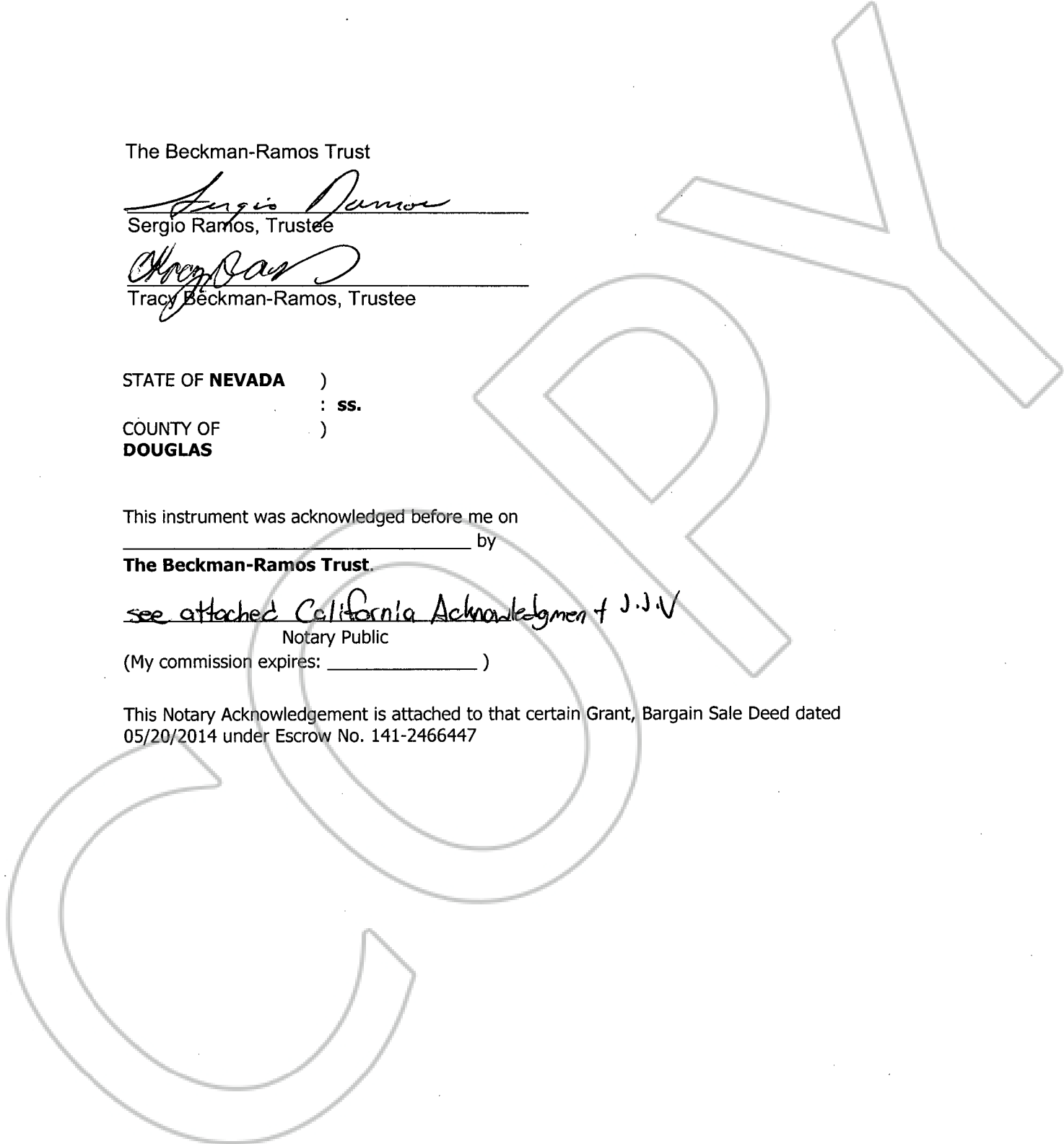
*Tracy Beckman-Ramos*  
Tracy Beckman-Ramos, Trustee

STATE OF NEVADA    )  
                                  : ss.  
COUNTY OF            )  
**DOUGLAS**

This instrument was acknowledged before me on \_\_\_\_\_ by  
**The Beckman-Ramos Trust.**

*see attached California Acknowledgment J.J.V*  
Notary Public  
(My commission expires: \_\_\_\_\_ )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 05/20/2014 under Escrow No. 141-2466447





# California Acknowledgment Attachment Form (Civil Code §1189)

## California Acknowledgment

State of California  
County of Ventura

On May 23, 2014 before me, Jeffrey James Valle, a

Notary Public commissioned by the State of California, personally

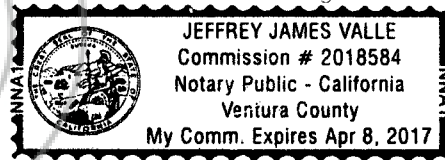
appeared Sergio Ramos and Tracy Beckman-Ramos

who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within the instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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: May 23, 2014

Document Number of Pages: 3 pages