

DOUGLAS COUNTY, NV  
RPTT:\$1201.20 Rec:\$16.00  
\$1,217.20 Pgs=3  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2014-851160**

**10/15/2014 02:42 PM**

APN#: 1219-15-002-053  
RPTT: \$1,201.20

Recording Requested By:  
Western Title Company

Escrow No.: 067046-TEA  
When Recorded Mail To:  
Ernest Aud and Melinda Aud  
254 Foggy Cut Lane  
Landrum, SC 29356

Mail Tax Statements to: (deeds only)  
Same as Above

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 \_\_\_\_\_

Traci Adams

Escrow Officer

**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

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

Michael Frankiin and Sandra Franklin, husband and wife as joint tenants

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

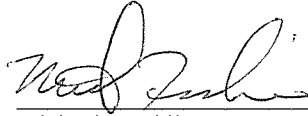
Ernest Aud and Melinda Aud, husband and wife as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

**Lot 326, of JOB'S PEAK RANCH UNIT 3, A Planned Unit Development Final Subdivision Map 2014-3, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 5, 2001, in Book 1001, Page 1342, as Document No. 524340, Official Records.**

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

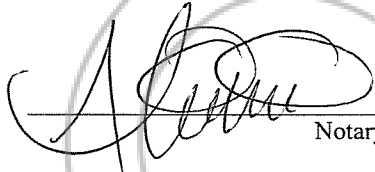
Dated: 09/26/2014

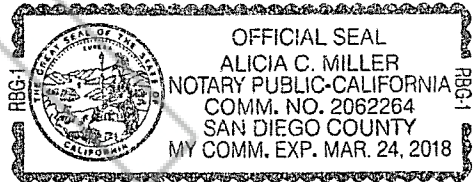
  
Michael Franklin

  
Sandra Franklin

STATE OF California }  
COUNTY OF San Diego } ss  
This instrument was acknowledged before me on  
Oct 14 2014

By Michael Franklin and Sandra Franklin.

  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1219-15-002-053
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$308,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$308,000.00  
 Real Property Transfer Tax Due: \$1,201.20

- 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 [Handwritten Signature] Capacity SELLER  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Michael Franklin and Sandra Franklin  
 Address: 2323 Kimberly Court  
 City: Carlsbad  
 State: CA Zip: 92008

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Ernest Aud and Melinda Aud  
 Address: 254 Foggy Cut Lane  
 City: Landrum  
 State: SC Zip: 29356

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)  
 Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Douglas Office  
 1513 Highway 395, Suite 101  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 067046-TEA