

DOUGLAS COUNTY, NV

2015-855609

RPTT:\$1372.80 Rec:\$15.00

\$1,387.80 Pgs=2

01/13/2015 03:36 PM

FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

A.P. No. 1420-28-111-013  
Escrow No. 143-2476932-Rt/VT  
R.P.T.T. \$1,372.80

*WHEN RECORDED RETURN TO:*

Jon M. Warner and Leah L. Warner  
1113 Monroe Drive  
Kerrville, TX 78028

*MAIL TAX STATEMENTS TO:*

1113 Monroe Drive  
Kerrville, TX 78028

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

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

Lonny T. Hamic, a married man as his sole and separate property

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

Jon M. Warner and Leah L. Warner, husband and wife as joint tenants with right of survivorship

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

**LOT 38, AS SET FORTH ON THE OFFICIAL PLAT OF SARATOGA SPRINGS ESTATES, UNIT NO. 2, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON MAY 23, 1994, IN BOOK 594, PAGE 3894, AS DOCUMENT NO. 338088 AND AMENDED BY DOCUMENT RECORDED JULY 8, 1994, IN BOOK 794, PAGE 1165, AS DOCUMENT NO. 341498, 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: 01/08/2015

Lonny T. Hamic  
Lonny T. Hamic

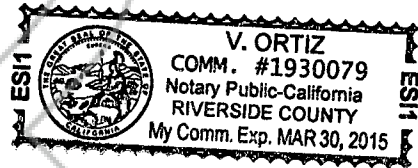
STATE OF ~~NEVADA~~ <sup>CA</sup> CALIFORNIA  
: ss.  
COUNTY OF Riverside  
~~DOUGLAS~~ <sup>CA</sup>

This instrument was acknowledged before me on 1-9-15  
\_\_\_\_\_ by

**Lonny T. Hamic.**

V. Ortiz  
\_\_\_\_\_  
Notary Public

(My commission expires: 3/30/15 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 01/08/2015 under Escrow No. 143-2476932

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-28-111-013
- 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$352,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ \_\_\_\_\_))
- c) Transfer Tax Value: \$352,000.00
- d) Real Property Transfer Tax Due \$1,372.80

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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: Lonny T Hamic Capacity: Seller  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Lonny T. Hamic  
 Address: 1513 Belterra  
 City: BEAUMONT  
 State: CA Zip: 92223

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Jon M. Warner and Leah  
 Address: 1113 Monroe Drive  
 City: Kerrville  
 State: TX Zip: 78028

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
 Print Name: Company File Number: 143-2476932 Rt/Rt  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)