

APN#: 1220-15-310-019
RPTT: \$682.50

DOUGLAS COUNTY, NV
RPTT:\$682.50 Rec:\$16.00
\$698.50 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2015-857541

02/27/2015 01:38 PM

Recording Requested By:
Western Title Company

Escrow No.: 064694-SAB
When Recorded Mail To:
Andres Tiran
775 Pannee Street
Carson City, NV 89705

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 _____


Sherry Baker - 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,

Wedgewood REO II, LLC, a Delaware Limited Liability Company

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

Andres Tiran, an unmarried man

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:

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

Lot 32 in Block H, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 4, filed in the office of the County Recorder of Douglas County, Nevada, on April 10, 1967, in Map Book 1, Page 055, File No. 35914.

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

Dated: 02/10/2015

~~XXXXXX LLC which in its capacity as Secretary of CAMXIN Trust~~
~~XXXXXX Wedgewood Enterprise Corporation a California Corporation~~
Wedgewood REO II, LLC, a Delaware Limited Liability Company
Gregory L. Geiser
By: Gregory L. Geiser, President CEO

STATE OF CALIFORNIA

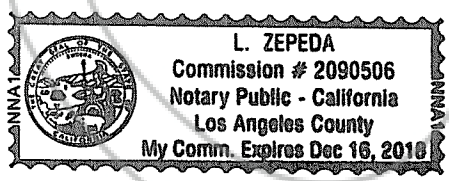
COUNTY OF LOS ANGELES

} ss

This instrument was acknowledged before me on
FEBRUARY 10, 2015

By ~~XXXXXX LLC which in its capacity as Secretary of CAMXIN Trust~~
~~XXXXXX Wedgewood Enterprise Corporation a California Corporation~~
Gregory L. Geiser, ~~President~~ CEO of Wedgewood REO II LLC, a Delaware Limited Liability Company

L. Zepeda
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1220-15-310-019
 - 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 ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

3. Total Value/Sales Price of Property: \$175,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$175,000.00
 Real Property Transfer Tax Due: \$682.50

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 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 [Signature] Capacity Seller
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Wedgewood REO II, LLC, a Delaware Limited Liability Company
 Address: 2320 Potosi Street, Ste. 130
 City: Las Vegas
 State: NV Zip: 89146

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Andres Tiran
Andres Tiran - Buyer
 Address: 775 Pannee Street
 City: Carson City
 State: NV Zip: 89705

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

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Kietzke Office
5390 Kietzke Ln Suite 101
 City/State/Zip: Reno, NV 89511

Esc. #: 064694-SAB

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