

DOUGLAS COUNTY, NV

2015-858331

RPTT:\$1092.00 Rec:\$15.00

\$1,107.00 Pgs=2

03/13/2015 02:24 PM

NORTHERN NEVADA TITLE CC

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Sarah J. Bautista
1364 Bridle Way
Minden, NV 89423

MAIL TAX STATEMENTS TO:

same

Escrow No. N1500136-DC

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1420-33-111-036

R.P.T.T. \$1,092.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Mary Smith as successor Trustee of the Albert A. Franklin Trust U/D/T 05/14/1996

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Sarah J. Bautista, A married woman, as her sole and separate property

all that real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 93 in Block C as set forth on the final map of WILDHORSE UNIT NO. 3, A Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada on July 2, 1990 in Book 790 at Page 26 as Document No. 229406.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

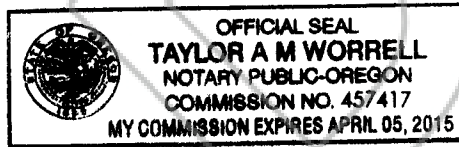
Mary Smith as successor Trustee of the Albert A.
Franklin Trust U/D/T 05/14/1996

Mary Smith Successor Trustee
Mary Smith
Successor Trustee

STATE OF Oregon
COUNTY OF Washington } ss:

This instrument was acknowledged before me on March 11 2015
by Mary Smith Successor Trustee

Taylor A M Worrell
NOTARY PUBLIC
Attached to Grant, Bargain, Sale Deed



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1420-33-111-036
- 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
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property:

\$280,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$280,000.00
 Real Property Transfer Tax Due: \$1,092.00

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: Mary Smith as successor Trustee Capacity: Agent Seller
 Signature: [Signature] Capacity: Agent

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Mary Smith as successor Trustee of the Albert A. Franklin Trust U/D/T 05/14/1996</u>	Print Name: <u>Sarah J. Bautista</u>
Address: <u>1364 Bridle Way</u> <u>Minden, NV 89423</u>	Address: <u>1364 Bridle Way</u> <u>Minden NV 89423</u>
City, State, Zip	City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Northern Nevada Title Company Escrow #: N1500136-DC
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703