

DOUGLAS COUNTY, NV

2015-859064

RPTT:\$284.70 Rec:\$17.00

\$301.70 Pgs=4

03/23/2015 01:35 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1420-34-811-032

RPTT \$ 284.70

**Recording Requested By:**

Western Title Company, Inc.

**Escrow No.:** 070431-RTO

20150112035

**When Recorded Mail To:**

Christopher R. Mahoney

151 Corless Lane

Cloverdale, CA 95425

**Mail Tax Statements to: (deeds only)**

same

(space above for Recorder's use only)

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

*Carey Rotoli*

Carey Rotoli, Title Officer

**Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

<p>RECORDING REQUESTED BY AND MAIL TAX STATEMENTS TO:</p> <p>NAME: CHRISTOPHER R MAHONEY  ADDRESS: <u>151 CORLESS LANE</u>  CITY/ST/ZIP: <u>CLOVERDALE, CA 95245</u></p> <p>APN: 1420-34-811-032</p>	<p>THIS SPACE FOR RECORDERS USE ONLY</p>
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**Grant, Bargain, Sale Deed**

THIS INDENTURE WITNESS that the GRANTOR: U.S. BANK, N.A., the Personal Representative of the ESTATE OF RONALD CRAIG DOUGAN, deceased, Circuit Court of the State of Oregon, County of Clackamas, Case #P1309034 for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, does hereby GRANT, BARGAIN, SELL AND CONVEY to CHRISTOPHER R. MAHONEY, a married man as his sole and separate estate all that real property situated in the City of MINDEN, County of DOUGLAS, State of Nevada, described as follows:

See Exhibit "A" attached hereto and incorporated herein

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

Witness my/our hand(s) this 18 day of March, 2015

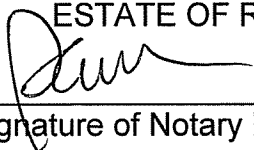
US BANK, NA, as Personal Representative of the ESTATE OF RONALD CRAIG DOUGAN

By: Mark Gibson  
MARK GIBSON, as AVP of US BANK NA, as Personal Representative

STATE OF OREGON

COUNTY OF MULTNOMAH

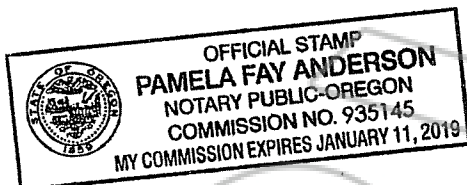
This instrument was acknowledged before me on March 18<sup>th</sup>, 2015, by  
MARK GIBSON, as AVP of US BANK NA, as Personal Representative of the  
ESTATE OF RONALD CRAIG DOUGAN, deceased



(Signature of Notary Public)

My commission expires: 1-11-2019

(Notary Stamp)

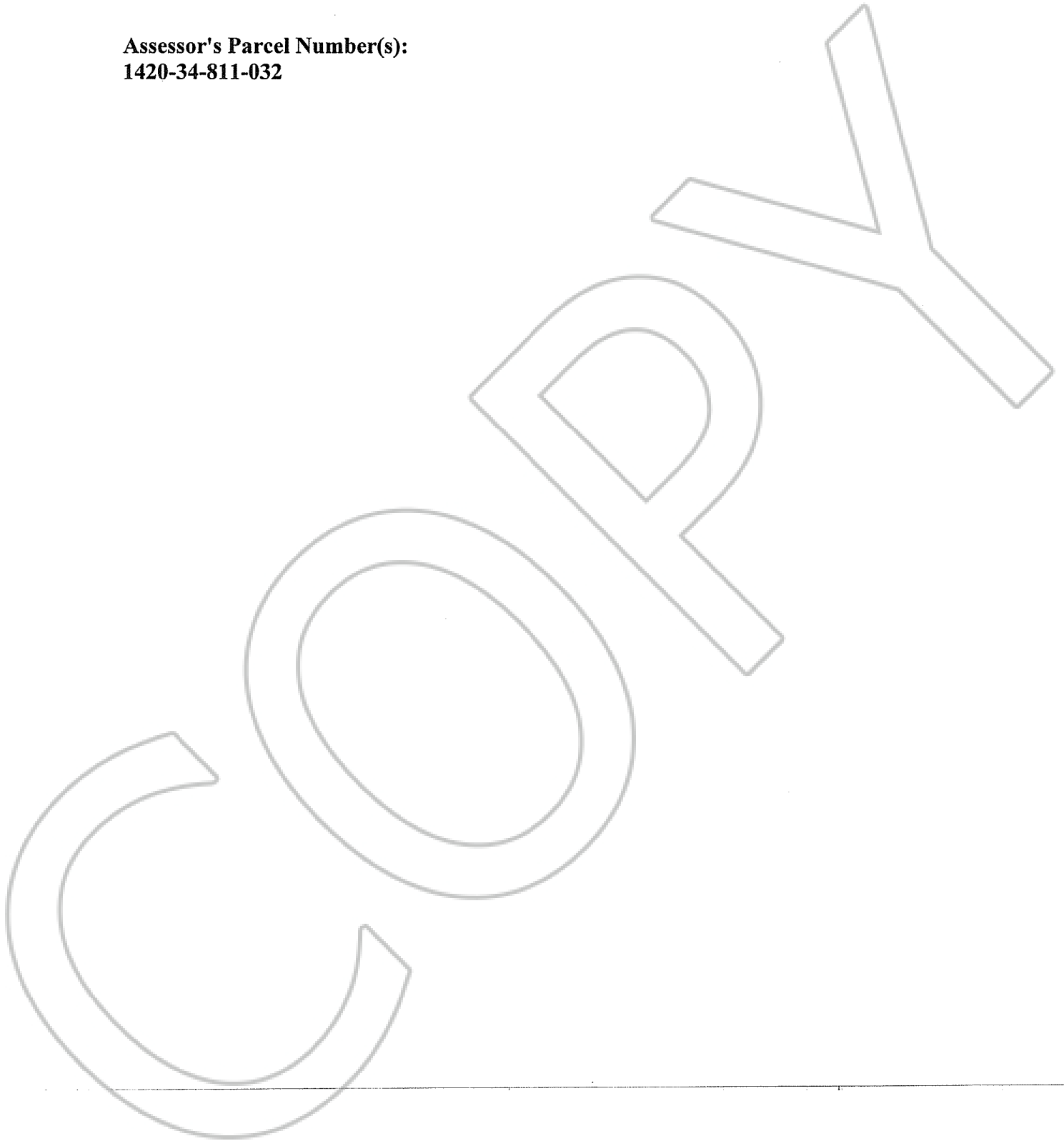


**EXHIBIT "A"**

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

**Lot 2, as shown on the map of EL RANCHO ESTATES, filed for record in the office of  
the County Recorder of Douglas County, Nevada on April 23, 1962 in Book 11, Page  
348, as Document No. 19910, being a portion of SE 1/4 of the SE 1/4 of Section 34,  
Township 14 North, Range 20 East, M.D.B.&M.**

**Assessor's Parcel Number(s):  
1420-34-811-032**



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1420-34-811-032  
 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: \$73,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$73,000.00  
 Real Property Transfer Tax Due: \$284.70

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 Mark Gibson Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Mark Gibson  
 Address: PO Box 3168  
 City: Portland  
 State: OR Zip: 97208

Print Name: Christopher R. Mahoney  
 Address: 151 Corless Lane  
 City: Cloverdale  
 State: CA Zip: 95425

COMPANY/PERSON REQUESTING RECORDING

Fidelity National Title Company of Oregon Esc. #20150112035-FTPOR01  
 900 S. W. Fifth Avenue  
 Portland OR 97204

eTRCo c/o Western Title Company, Title No. 070431-RTO, 5390 Kietzke Lane, Suite 101, Reno, NV 89511 for:  
 Fidelity National Title Company of Oregon