

DOUGLAS COUNTY, NV

2015-859376

RPTT:\$1170.00 Rec:\$17.00

\$1,187.00 Pgs=4

03/30/2015 10:33 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1320-34-002-048

RPTT: \$1,170.00

Recording Requested By:

Western Title Company

Escrow No.: 070887-TEA

When Recorded Mail To:

Thomas E. Reynolds

Camille A. Reynolds

1585 Buckeye Road

Minden, NV 89423

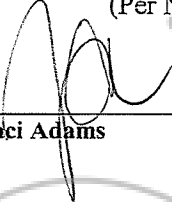
Mail Tax Statements to: (deeds only)

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,

Frank S. Rinauro, a married man as his sole and separate property

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

Thomas E. Reynolds and Camille A. Reynolds, husband and wife as joint tenants with right of survivorshp

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:

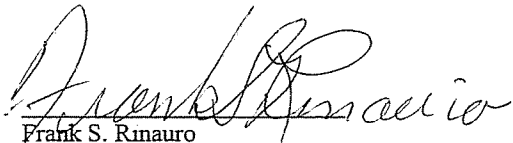
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 8 as set forth on that certain Parcel Map #3 LDA 01-041 for MIKIM DEVELOPMENT COMPANY, LLC, filed for record in the office of the County Recorder of Douglas County, State of Nevada on May 1, 2002 in Book 0502 at Page 90, as Document No. 541140, Official Records.

"TOGETHER WITH 6 ACRE FEET OF WATER RIGHTS APPURTENANT TO OR HISTORICALLY USED ON THE PROPERTY"

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

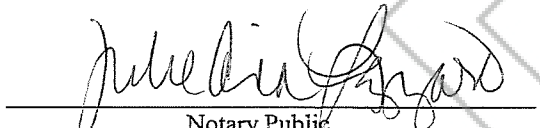
Dated: 03/24/2015

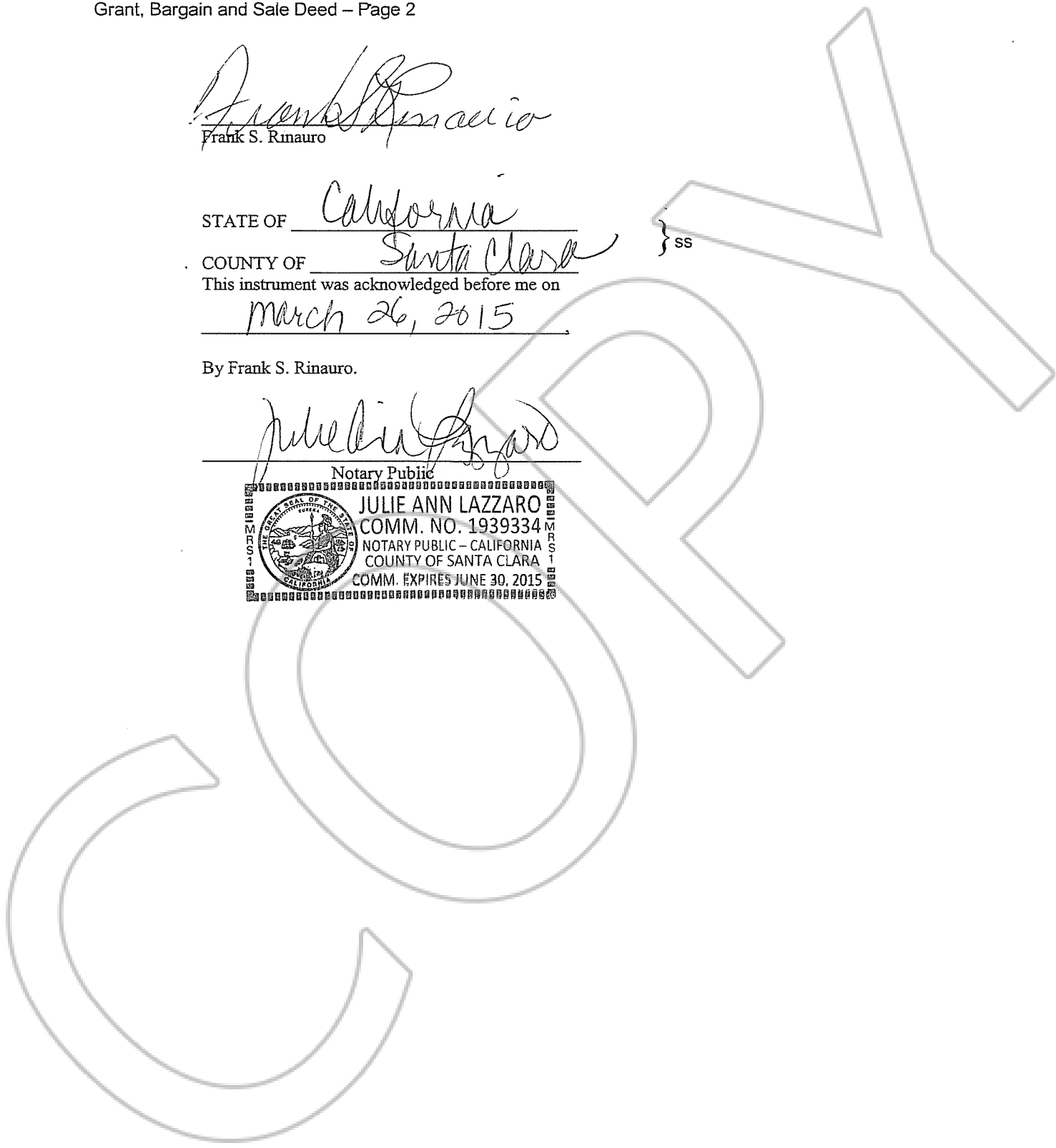
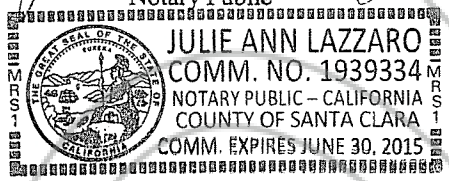

Frank S. Rinauro

STATE OF California
COUNTY OF Santa Clara } ss

This instrument was acknowledged before me on
March 26, 2015

By Frank S. Rinauro.


Notary Public



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

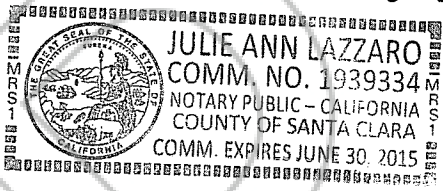
County of Santa Clara

On March 26, 2015 before me, Julie Ann Lazzaro a Notary Public, personally appeared FRANK S. RINAURO, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Julie Ann Lazzaro
Name: Julie Ann Lazzaro
(typed or printed)



(Seal)

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-34-002-048
 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: \$300,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$300,000.00
 Real Property Transfer Tax Due: \$1,170.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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: *Frank S. Rinauro* Capacity: *Grantor*
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Frank S. Rinauro
 Address: PO Box 7377
 City: San Jose
 State: CA Zip: 95150

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Thomas E. Reynolds and Camille A. Reynolds
 Address: 1585 Buckeye Road
 City: Minden
 State: NV Zip: 89423

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. #: 070887-TEA

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