

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Charles A. Baratta and Glenna S. Baratta, Husband and Wife as Joint Tenants with Right of Survivorship

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

Brian Rightmer and Faith Rightmer, Husband and Wife as Joint Tenants, with Right of Survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, 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 21, in Block P, as set forth on the Final Map No. 1001-9 of Sunridge Heights, Phase 6B, 7A and 8B, according to the map thereof, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on January 30, 1996, Book 196, Page 5112, as Document No. 380052 and by Certificate of Amendment recorded February 2, 1996, Book 296, Page 251, as Document No. 380351.

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

Dated: 03/22/2015

Charles A. Baratta
Charles A. Baratta

Glenna S. Baratta
Glenna S. Baratta

STATE OF California

COUNTY OF El Dorado } ss

This instrument was acknowledged before me on

March 26, 2015

By Charles A. Baratta and Glenna S. Baratta.

Karen Sbragia
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 - a) 1420-07-814-021
 - b)
 - c)
 - d)

2. Type of Property:

a) <input type="checkbox"/> Vacant Land	b) <input checked="" type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other	

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	
BOOK	PAGE
DATE OF RECORDING:	
NOTES:	

3. Total Value/Sales Price of Property: \$265,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$265,000.00
 Real Property Transfer Tax Due: \$1,033.50

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

5. Partial Interest: Percentage being transferred: 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 <u><i>AVL</i></u>	Capacity <u>Agent</u>
Signature _____	Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Charles A. Baratta and Glenna S. Baratta

Address: 3321 Piedmont Drive

City: Camino

State: CA Zip: 95709

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Brian Rightmer and Faith Rightmer

Address: 973 Hilltop Drive

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: Douglas Office
1513 Highway 395, Suite 101

City/State/Zip: Gardnerville, NV 89410

Esc. #: 070538-ARJ