

DOUGLAS COUNTY, NV
RPTT:\$1396.20 Rec:\$15.00
\$1,411.20 Pgs=2 2015-861709
05/08/2015 02:02 PM
NORTHERN NEVADA TITLE CC
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

James Sellers
Jamie Sellers
1374 Porter Drive
Minden, NV 89423

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. N1500357-DW

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.: 1420-28-601-028

R.P.T.T. \$1,396.20

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Wendy Hoag, Trustee of the Wendy Hoag Living Trust

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to James Sellers and Jamie Sellers, husband and wife as joint tenants

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

Parcel 1A of Parcel Map No. 10 for D.N.S. VENTURES, filed for record in the office of the
County Recorder of Douglas County, Nevada, on December 6, 1994, in Book 1294, Page 1045,
as Document No. 352143.

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

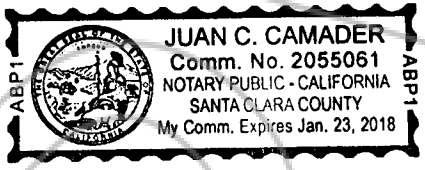
The Wendy Hoag Living Trust

Wendy Hoag
Wendy Hoag, Trustee

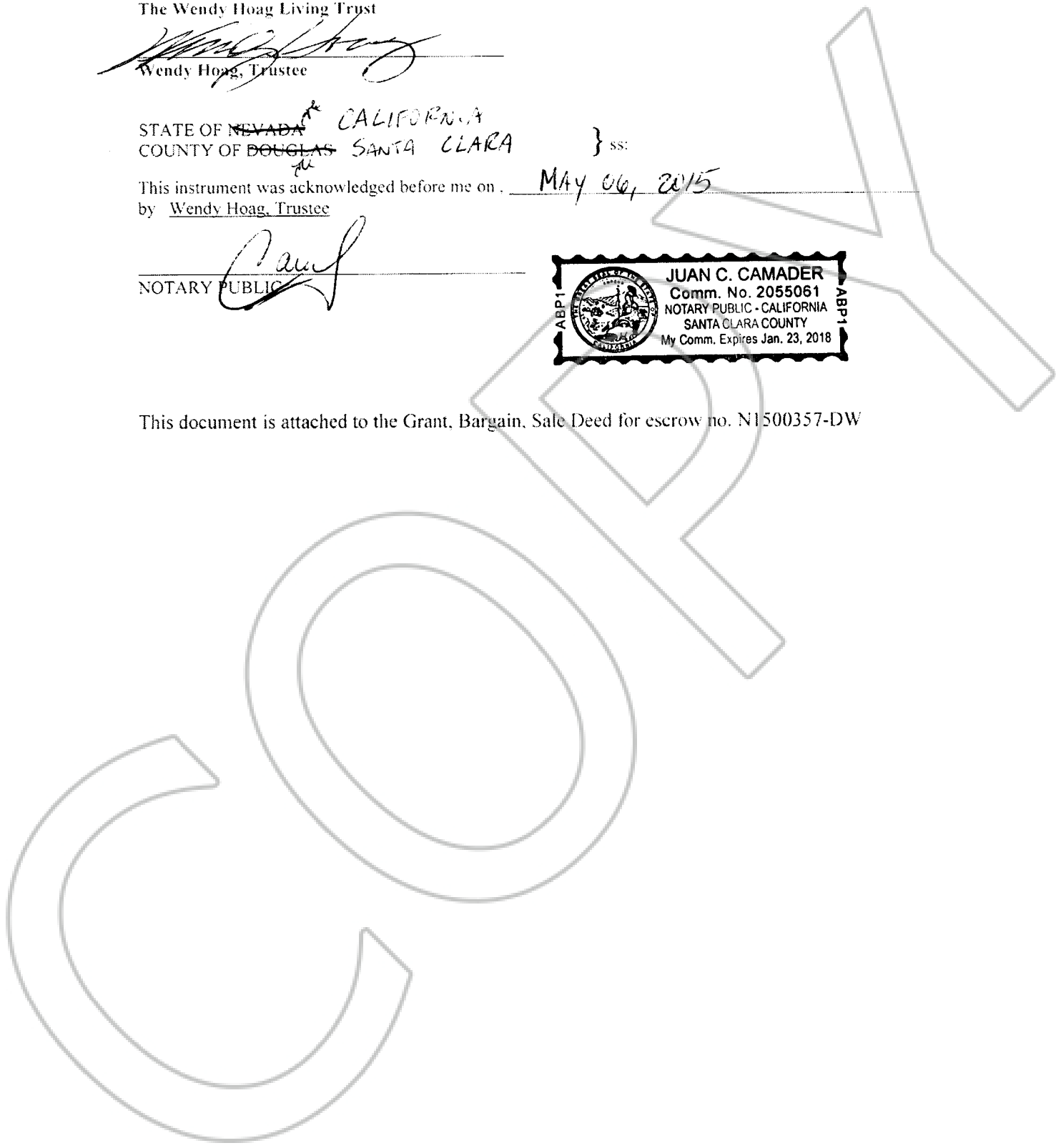
STATE OF ~~NEVADA~~ ^{CALIFORNIA}
COUNTY OF ~~DOUGLAS~~ ^{SANTA CLARA} } ss:

This instrument was acknowledged before me on, MAY 06, 2015
by Wendy Hoag, Trustee

Juan C. Camader
NOTARY PUBLIC



This document is attached to the Grant, Bargain, Sale Deed for escrow no. N1500357-DW



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 a) 1420-28-601-028
 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: \$358,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$358,000.00
 Real Property Transfer Tax Due: \$1,396.20

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 [Signature] Capacity Seller
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Wendy Hoag, Trustee of the Wendy Hoag Living Trust</u>	Print Name: <u>James Sellers</u>
Address: <u>1374 Porter Drive 2350 Fruitdale Ave. Minden, NV 89423 San Jose, CA 95128</u>	Address: <u>3670 Green Acres Drive Carson City, NV 89705</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 #: N1500357-DW
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703