

APN#: 1419-26-110-012
RPTT: \$780.00

Recording Requested By:
Western Title Company

Escrow No.: 071685-TEA
When Recorded Mail To:
E. Annette Green
P.O. Box 1082
Zephyr Cove, NV 89448

DOUGLAS COUNTY, NV
RPTT:\$780.00 Rec:\$16.00
\$796.00 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2015-862087

05/14/2015 03:54 PM

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,

Duane Smith and Karen Smith, husband and wife as joint tenants with right of survivorship

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

E. Annette Green and Larry G. Walth, wife and husband 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 Genoa, 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:

Commencing at the Northeast corner of Lot 3 in Block A as set forth on Final Subdivision Map a Planned Development PD00-16 for MOUNTAIN MEADOW ESTATES, PHASE 1, filed for record with the Douglas County Recorder on March 6, 2002, in Book 302, at Page 2214, as Document No. 536360, the Point of Beginning;

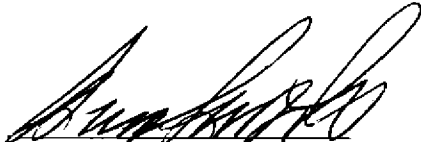
Thence South $40^{\circ}05'22''$ West, 55.30 feet; Thence South $38^{\circ}37'58''$ West, 201.68 feet; Thence North $49^{\circ}33'53''$ West, 112.73 feet; Thence North $38^{\circ}07'24''$ East, 254.34 feet to a point on the Southerly line of James Canyon Loop; Thence along said Southerly line, South $50^{\circ}54'52''$ East 116.34 feet to the POINT OF BEGINNING.


The Basis of Bearing of this description is North $89^{\circ}22'26''$ East, the north line of the Northwest one-quarter of Section 26, T. 14 N. R. 19 E., M. D. M. as shown on Record of Survey to Support a Boundary Line Adjustment for Ronald L. Simek recorded June 11, 1998 in said Office of Recorder as Document No. 441786.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on March 28, 2014, as Document No. 840303, in Book 314, Page 5422 of Official Records.

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

Dated: 04/28/2015


Duane Smith

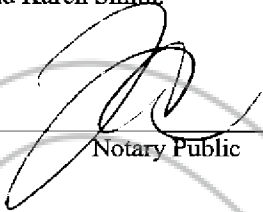

Karen Smith

STATE OF Nevada

COUNTY OF Douglas } ss

This instrument was acknowledged before me on
May 14, 2015

By Duane Smith and Karen Smith


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1419-26-110-012
 - 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: \$200,000.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$200,000.00
- Real Property Transfer Tax Due: \$780.00

- 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 _____ Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Duane Smith and Karen Smith
 Address: 4200 Timerline Drive
 City: Carson City
 State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: E. Annette Green
 Address: P.O. Box 1082
 City: Zephyr Cove
 State: NV Zip: 89448

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. #: 071685-TEA

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