

APN#: 1320-32-116-013
RPTT: #5

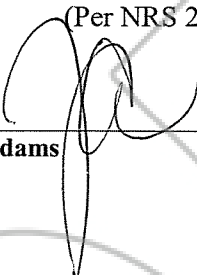
DOUGLAS COUNTY, NV	2015-862136
RPTT:\$0.00 Rec:\$16.00	05/15/2015 01:35 PM
\$16.00 Pgs=3	
ETRCO, LLC	
KAREN ELLISON, RECORDER	E05

Recording Requested By:
Western Title Company
Escrow No.: 070925-TEA
When Recorded Mail To:
Arne E. Oas and Judith Lynn Oas
1688 Lantana Drive
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,

Virginia P. Oas, a widow

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

Arne E. Oas and Judith Lynn Oas, 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 Minden, 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 2, Block E, as shown on the Official Map of Wildrose No. 3, Unit 2, recorded in the Office of the County Recorder of Douglas County, Nevada on June 29, 1972, in Book 102, at Page 517, as Document No. 60350.

TOGETHER with a strip of land 5.00 feet in width, adjacent to and parallel with the Southerly line of said Lot 2, all more particularly described as follows:

BEGINNING at the Northeasterly corner of said Lot 2;

thence South 26°35'00" West, 105.00 feet;

thence North 63°25'00" West, 95.00 feet;

thence North 26°35'00" East, 105.00 feet;

thence South 63°25'00" East, 95.00 feet to THE POINT OF BEGINNING, containing 9,975 square feet, more or less.

NOTE: The above metes and bounds description appeared previously in that certain NRS Deed recorded in the office of the County Recorder of Douglas County, Nevada on April 19, 2006, as Document No. 673019 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: 05/05/2015

Virginia P. Oas
Virginia P. Oas

STATE OF Nevada } ss
COUNTY OF Douglas

This instrument was acknowledged before me on
May 6, 2015

By Virginia P. Oas

[Signature]
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1320-32-116-013
 - 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: \$0.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$0.00
- Real Property Transfer Tax Due: \$0.00

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section #5
 - b. Explain Reason for Exemption: mother deed to son without consideration

- 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 Virginia P. Oas Capacity co-trustee
 Signature Judith Lynn Oas Capacity co-trustee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Virginia P. Oas
 Address: PO Box 748
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Arne E. Oas and Judith Lynn Oas
 Address: 1688 Lantana Drive
 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. #: 070925-TEA

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