

APN: 1220-21-710-166

Escrow No. 00210831 - 002 -16

RPTT \$ 947.70

When Recorded Return to:

Mauricio A. Jaramillo
Monica Giraldo-Tello
1315 Leonard Road
Gardnerville, NV 89460
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,

Tatiana E. Bedrin, Trustee of The Tatiana E. Bedrin 2012 Trust dated July 17, 2012

do(es) hereby Grant, Bargain, Sell and Convey to

Mauricio A. Jaramillo and Monica Giraldo-Tello, husband and wife as joint tenants with right of survivorship

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

Lot 445, of GARDNERVILLE RANCHOS UNIT NO. 7, according to the Official Map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374, Page 676, as File No. 72456.

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

SEE SIGNATURE PAGE AND NOTARY ACKNOWLEDGEMENT ATTACHED HERETO AND MADE A PART HEREOF.

SPACE BELOW FOR RECORDER

Witness my/our hand(s) this 20 day of May, 2015

Tatiana E. Bedrin 2012 Trust


Tatiana E. Bedrin

Tatiana E. Bedrin, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 5/20/15,
by Tatiana E. Bedrin.

[Signature]
NOTARY PUBLIC

 **AMY GUTIERREZ**
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 09-10312-3 - Expires April 1, 2017

SPACE BELOW FOR RECORDER _____

1. APN: 1220-21-710-166

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 No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$243,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$243,000.00
 Real Property Transfer Tax Due: \$ 947.70

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section ____
 b. Explain Reason for Exemption: ____
 5. Partial Interest: Percentage being transferred: _____%

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 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>Rusemano</u>	Capacity <u>Agent</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
<u>X</u> (Required)	(Required)
Print Name: Tatiana E. Bedrin 2012 Trust	Print Name: Mauricio A. Jaramillo and Monica Giraldo-Tello
Address: PO Box 162	Address: 1315 Leonard Road
City/State/Zip: Potter Valley, CA 95469	City/State/Zip: Gardnerville, NV 89460

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00210831-002
Address: 321 W. Winnie Ln., Suite 102 Carson City, NV 89703	

*Tatiana E. Bedrin, Trustee