

DOUGLAS COUNTY, NV

2015-864716

RPTT:\$624.00 Rec:\$17.00

\$641.00 Pgs=4

06/18/2015 01:06 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1022-10-002-097

RPTT: \$624.00

Recording Requested By:

Western Title Company

Escrow No.: 071928-CAL

When Recorded Mail To:

Jeffrey J. Stepanski and

John L. Seltzer

120 Heidi Circle

Carson City, NV 89701

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


Carrie Lindquist



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,

Lynn N. Keay aka Lynette N. Keay, Successor Trustee of The Barr Family 1996 Trust dated March 5, 1996

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

Jeffrey J. Stepanski and John L. Seltzer, who are married to each other as joint tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Wellington, County of Douglas State of Nevada bounded and described as follows:

All that real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 164, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 2, as filed in the office of the County Recorder of Douglas County, Nevada on February 20, 1967, in Book 1 of Maps as Document No. 35464, 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: 06/08/2015

The Barr Family 1996 Trust dated March 5, 1996

Lynn N. Keay, Successor Trustee
By Lynn N. Keay, Successor Trustee

STATE OF _____

COUNTY OF _____

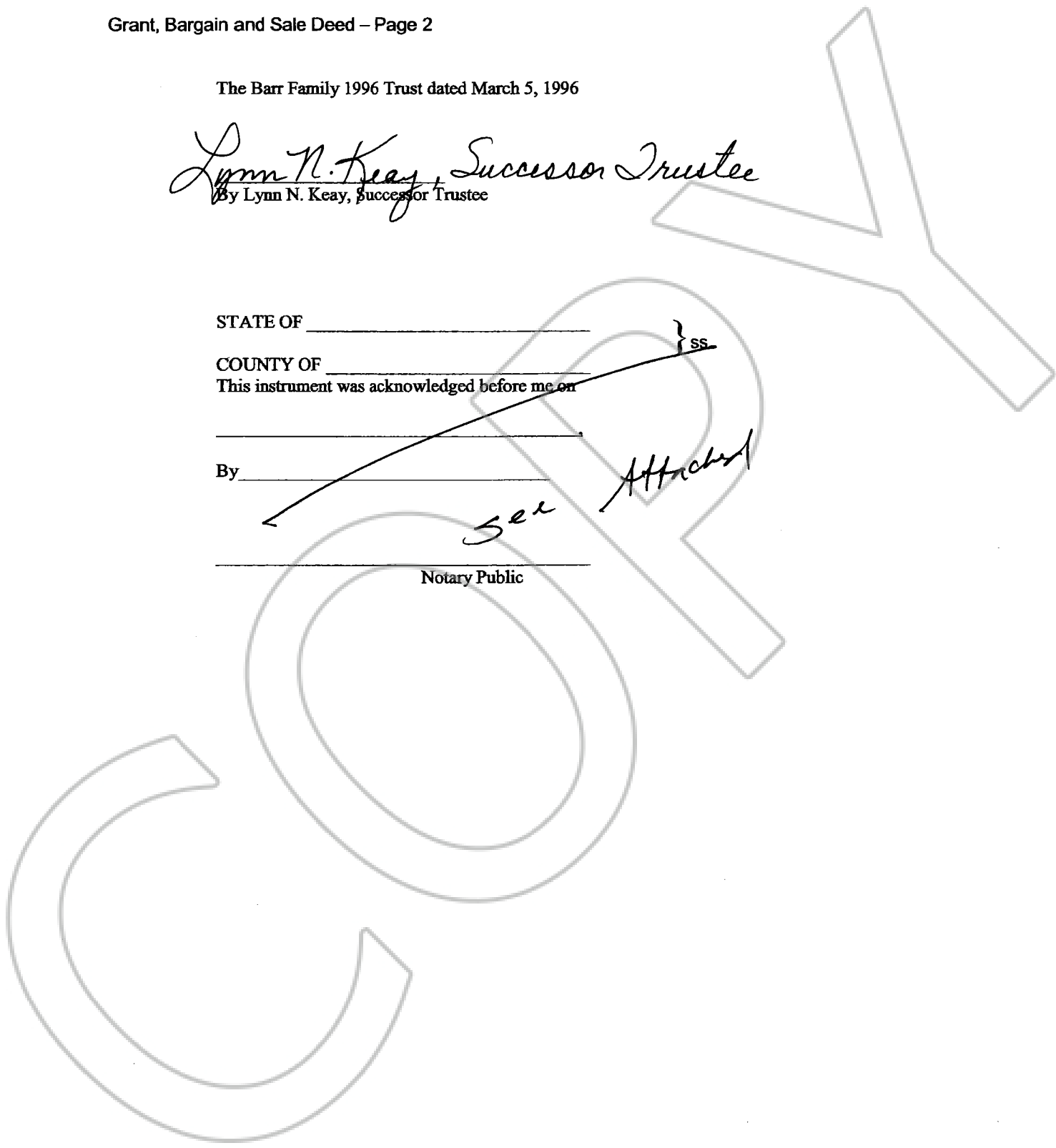
This instrument was acknowledged before me on

By _____

Notary Public

} ss

See Attached



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sacramento)
On 6/9/2015 before me, David T. Khuu, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Lynn N. Keay
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1022-10-002-097
- 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: \$160,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$160,000.00

Real Property Transfer Tax Due: \$624.00

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 *Amela*
 Signature _____

Capacity *Agent*
 Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: The Barr Family 1996 Trust dated March 5, 1996
Address: 3208 Oselot Way
City: Rancho Cordova
State: CA **Zip:** 95670

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Jeffrey J. Stepanski and John L. Seltzer
Address: 120 Heidi Circle
City: Carson City
State: NV **Zip:** 89701

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
Address: Carson Office
2310 S. Carson St, Suite 5B
City/State/Zip: Carson City, NV 89701

Esc. #: 071928-CAL

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