

DOUGLAS COUNTY, NV
RPTT:\$1786.20 Rec:\$15.00
\$1,801.20 Pgs=2 07/22/2015 12:11 PM
NORTHERN NEVADA TITLE CC
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Timothy J Roden
Dianne M Roden
PO BOX 847
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
Timothy J Roden
same as above

Escrow No. N1500641-RIT

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.: 1220-12-210-033

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$ 1,786.20

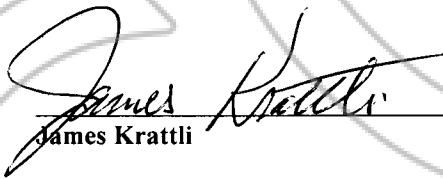
GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That James Krattli and Susan Krattli, Husband and Wife, as Joint Tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Timothy J.Roden and Dianne M.Roden, Trustees of the Timothy J. Roden and Dianne M. Roden 2008 Trust

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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


James Krattli


Susan Krattli

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 7/17/15
by James Krattli and Susan Krattli

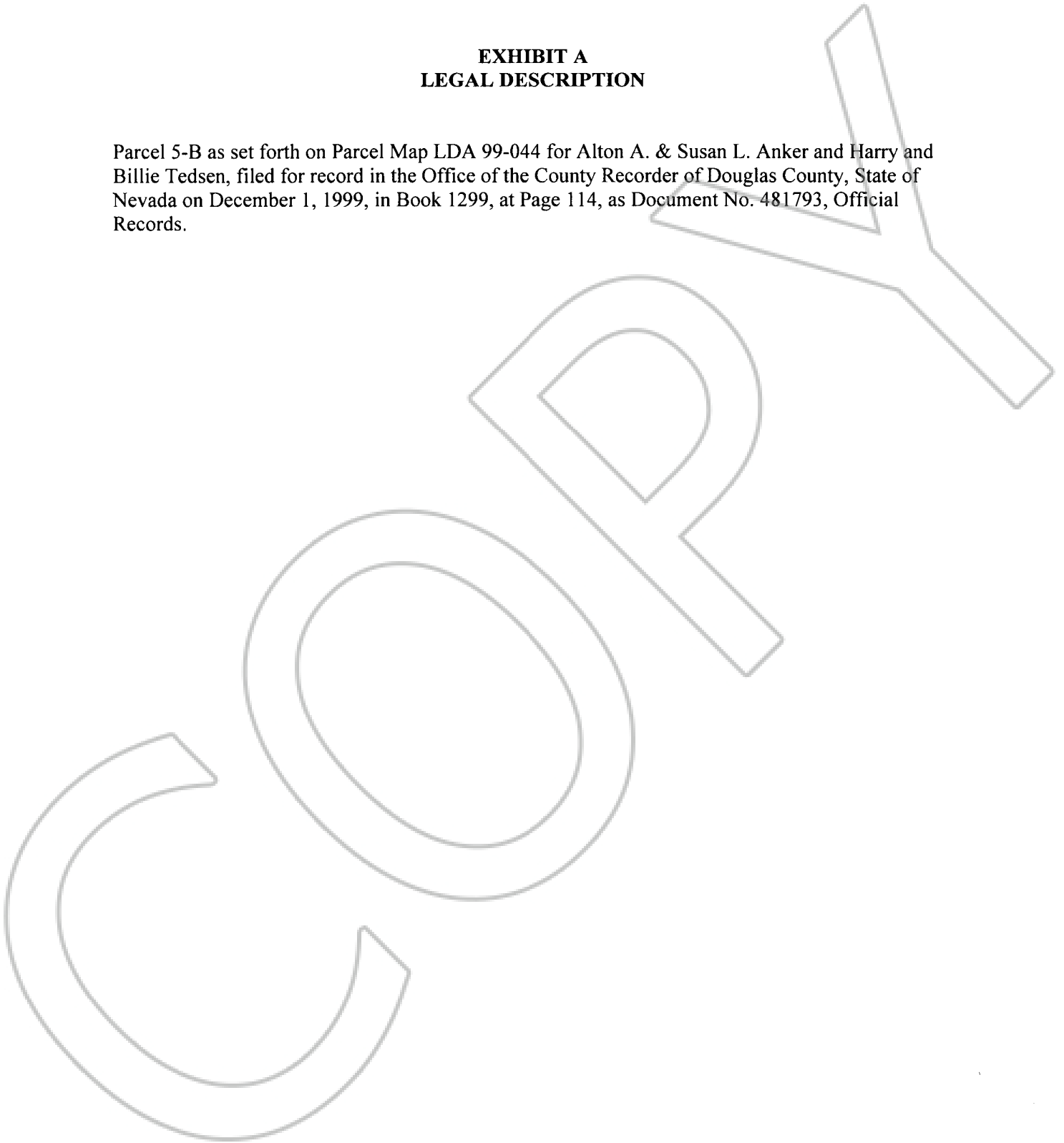

NOTARY PUBLIC



Escrow No. N1500641-RIT

**EXHIBIT A
LEGAL DESCRIPTION**

Parcel 5-B as set forth on Parcel Map LDA 99-044 for Alton A. & Susan L. Anker and Harry and Billie Tedsen, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on December 1, 1999, in Book 1299, at Page 114, as Document No. 481793, Official Records.



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1220-12-210-033
- 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:

Deed in Lieu of Foreclosure Only (value of property) \$458,000.00
 \$ _____
 Transfer Tax Value \$458,000.00
 Real Property Transfer Tax Due: \$1,786.20

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 Timothy J. Roden Capacity GRANTEE
 Signature Dianne M. Roden Capacity GRANTEE

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: James Krattli + Susan Krattli
 Address: 18161 Edison Lane
Gardnerville, NV 89410
 City, State, Zip

Print Name: Timothy J Roden + Dianne M. Roden trustees
of the Timothy J. Roden and Dianne M. Roden
Trust
PO Box 847, Gardnerville, NV
 City, State Zip 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Northern Nevada Title Company Escrow #: N1500641-RIT
 Address: 1483 Highway 395, Suite B
 City, State, Zip: Gardnerville, NV 89410