

DOUGLAS COUNTY, NV

2015-867307

RPTT:\$682.50 Rec:\$18.00

\$700.50 Pgs=5

08/04/2015 03:40 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1319-30-621-002

RPTT: \$682.50

Recording Requested By:

Western Title Company

Escrow No.: 073610-TEA

When Recorded Mail To:

Karin Franck

PO Box 3271

Stateline NV

89449

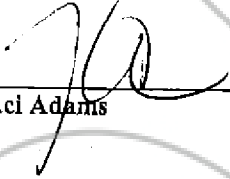
Mail Tax Statements to: (deeds only)

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

THIS DOCUMENT HAS BEEN EXECUTED IN COUNTERPART

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,

Darrel W. Holmes, a single man and Richard Barranco, a married man who acquired title as Richard Barranco a single man as Tenants in Common

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

Karin Franck, a married woman as her sole and separate property

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

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Unit B, as set forth on the Condominium Map of Lot 22, Tahoe Village No. 2 recorded August 21, 1978, as Document No. 24380, Official Records of Douglas County, State of Nevada.

TOGETHER WITH an undivided 1/6th interest in and to the Common Area as set forth on the Condominium Map of Lot 22, Tahoe Village No. 2, filed for record on August 21, 1978, as Document No. 24380, Official Records of Douglas County, State of Nevada.

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

Dated: 07/23/2015

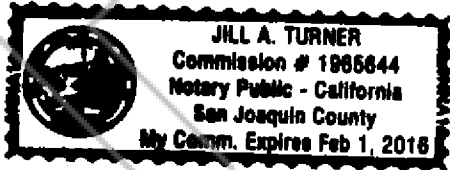
*[Signature]*  
Darrel W. Holmes

~~EXECUTED~~ IN COUNTERPART  
Richard Barranco

STATE OF California } ss  
COUNTY OF San Joaquin  
This instrument was acknowledged before me on  
July 29, 2015

By Darrel W. Holmes.

*[Signature]*  
Notary Public



STATE OF \_\_\_\_\_ } ss  
COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me on  
\_\_\_\_\_

By Richard Barranco.

\_\_\_\_\_  
Notary Public

EXECUTED IN COUNTERPART

Darrel W. Holmes

*Richard Barranco*  
Richard Barranco

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_ } ss

This instrument was acknowledged before me on

\_\_\_\_\_

By Darrel W. Holmes.

\_\_\_\_\_  
Notary Public

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_ } ss

This instrument was acknowledged before me on

*Richard Barranco*  
Richard Barranco

By Richard Barranco.

NOTARY PUBLIC  
CALIFORNIA  
MY COM. EXPIRES \_\_\_\_\_

\_\_\_\_\_  
Notary Public

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 SANTA CLARA )

On 29 July 2015 before me, KIRTI I PATEL Notary  
Public, (here insert name and title of the officer)  
Date

personally appeared RICHARD BARRANCO .

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] (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: GRANT, BARRANCO AND SALE DEED Number of Pages: 2

Document Date: 07/23/2015 Other: \_\_\_\_\_

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1319-30-621-002
- 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: \$175,000.00

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value: \$175,000.00

Real Property Transfer Tax Due: \$682.50

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 *Darrel W. Holmes* Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Darrel W. Holmes and Richard Barranco  
 Address: 20349 Zorka Ave.  
 City: Saratoga  
 State: CA Zip: 95070

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

Print Name: Karin Franck  
 Address: PO Box 3271  
 City: State line  
 State: NV Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 073610-TEA

Address: Douglas Office  
1513 Highway 395, Suite 101

City/State/Zip: Gardnerville, NV 89410

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