

DOUGLAS COUNTY, NV

2015-869090

RPTT:\$0.00 Rec:\$18.00

09/02/2015 12:04 PM

\$18.00 Pgs=5

WFG LENDER SERVICES

KAREN ELLISON, RECORDER

E07

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only
and avoid printing in the 1" margins of document)

APN# 1420 - 08 - 210 - 013

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrrealprop/ownr.aspx>)

TITLE OF DOCUMENT

(DO NOT Abbreviate)

GRANT, BARGIN, AND SALE DEED

Document Title on cover page must appear EXACTLY as the first page of the document
to be recorded.

RECORDING REQUESTED BY:

VISIONET SYSTEMS

RETURN TO: Name VISIONET SYSTEMS

Address 183 INDUSTRY DRIVE

City/State/Zip PITTSBURGH, PA 15275

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name LOAN DEPOT

Address 26642 TOWNE CENTER DRIVE

City/State/Zip FOOTHILL RANCH, CA 92610

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

P:\Common\Forms & Notices\Cover Page Template Feb2014

APN: 1420-08-210-013

R.P.T.T.: \$0.00

Exempt: (7)

Recording Requested By:

Larry and Catherine Grattan
991 Haystack
Carson City, Nevada 89702

After Recording Mail To:

Larry B. Grattan
991 Haystack
Carson City, Nevada 89702

Send Subsequent Tax Bills To:

Larry B. Grattan
991 Haystack
Carson City, Nevada 89702

GRANT, BARGAIN, AND SALE DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Larry B. Grattan and Catherine M. Grattan, Trustees of the Grattan Family Trust created on September 30, 1990, as completely amended and restated July 8, 2014 who acquired title as Larry B. Grattan and Catherine M. Grattan, Trustees of the Grattan Family Trust created on September 30, 1990**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Larry B. Grattan and Catherine M. Grattan, Trustees of the Grattan Family Trust created on September 30, 1990, as completely amended and restated July 8, 2014**, whose address is 991 Haystack, Carson City, Nevada 89702,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: **991 Haystack
Carson City, Nevada 89702**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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

WITNESS my/our hands, this 28th day of July, 2015.

Larry B. Grattan, Trustee
Larry B. Grattan, Trustee

Catherine M. Grattan, Trustee
Catherine M. Grattan, Trustee

~~STATE OF _____)
COUNTY OF _____) ss~~

~~This instrument was acknowledged before me, this _____ day of _____,
20____ by **Larry B. Grattan, Trustee and Catherine M. Grattan, Trustee.**~~

NOTARY STAMP/SEAL

See attached CA Acknowledgment

~~_____
Notary Public~~

~~_____
Title and Rank~~

~~My Commission Expires: _____~~

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 28 July, 2015 before me, Melissa K. Ritchie, Notary Public
(insert name and title of the officer)

personally appeared Larry B. Grattan, Trustee and Catherine M. Grattan, Trustee,
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 Melissa K. Ritchie (Seal)



EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT 7, IN BLOCK D, AS SET FORTH ON THAT CERTAIN FINAL MAP OF SUNRIDGE HEIGHTS, PHASE 3, A PLANNED UNIT DEVELOPMENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 1, 1994, IN BOOK 694, PAGE 1, AS DOCUMENT NO 338607.

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on **January 30, 2012**, as Book **0112**, Page **5560**, Document No. **0796622** in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-08-210-013
 b) _____
 c) _____
 d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust ok - JS</u>	

2. Type of Property:
 a) ___ Vacant Land b) Single Fam. Res.
 c) ___ Condo/Townhouse d) ___ 2-4 Plex
 e) ___ Apt. Bldg f) ___ Comm'/Ind'l
 g) ___ Agricultural h) ___ Mobile Home
 ___ Other: _____

3. Total Value /Sales Price of Property: \$ 0
 Deed in Lieu of Foreclosure Only (value of property) (0 .)
 Transfer Tax Value: \$ 0
 Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfers without consideration to or from a trust

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 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: Larry B. Grattan Capacity: Owner
 Signature: Catherine McGrattan Capacity: Owner

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: **Grattan Family Trust**
 Address: **991 Haystack**
 City: **Carson City**
 State: **Nevada** Zip: **89702**

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Grattan Family Trust**
 Address: **991 Haystack**
 City: **Carson City**
 State: **Nevada** Zip: **89702**

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: WFG LENDER SERVICES Escrow #: 551279
 Address: 2625 TOWNGATE RD, # 101
 City, State, Zip: WESTLAKE VILLAGE, CA 91361

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