

DOUGLAS COUNTY, NV
RPTT:\$772.20 Rec:\$16.00
\$788.20 Pgs=3 2015-869477
09/11/2015 10:31 AM
NORTHERN NEVADA TITLE CC
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Arturo Martinez Diaz

3932 Sweetwater Dr.

Carson City, NV 89701

MAIL TAX STATEMENTS TO:
Arturo Martinez Diaz
3932 Sweetwater Dr.

Carson City, NV 89701

Escrow No. N1500924-WD

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.: 1220-22-210-064
R.P.T.T. \$ 772.20

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Joan V. Niles, Trustee of The Joan V. Niles Surviving Spouse's Trust

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Arturo Martinez Diaz, A married man, as his sole and separate property

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.

The Joan V. Niles Surviving Spouse's Trust

Joan Niles, Trustee
Joan V. Niles, Trustee

STATE OF _____
COUNTY OF _____

} ss:

This instrument was acknowledged before me on, _____
by Joan V. Niles

See WA acknowledgment attached D. R
NOTARY PUBLIC

WA ACKNOWLEDGMENT – REPRESENTATIVE CAPACITY

State of Washington

County of PIERCE

I certify that I have satisfactory evidence that

JOAN V. NILES

is (are) the person(s) who appeared before me, and said person(s) acknowledged that (he/~~she~~/they) signed this instrument, on oath stated that (he/~~she~~/they) was(were) authorized to execute the instrument and acknowledged it as the

TRUSTEE of/for

THE JOAN V. NILES SURVIVING

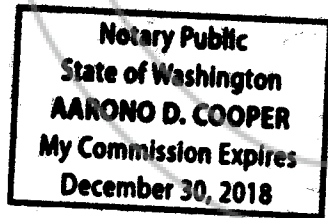
SPOUSE'S TRUST

to be the free and voluntary act of such person(s) for the uses and purposes mentioned in the instrument.

Dated: 9 Sept 2015

Aaron D. Cooper

Aarono D. Cooper, License #89634
Notary Public, Tacoma WA
My appointment expires 12/30/2018



Joan

ATTACHED TO:

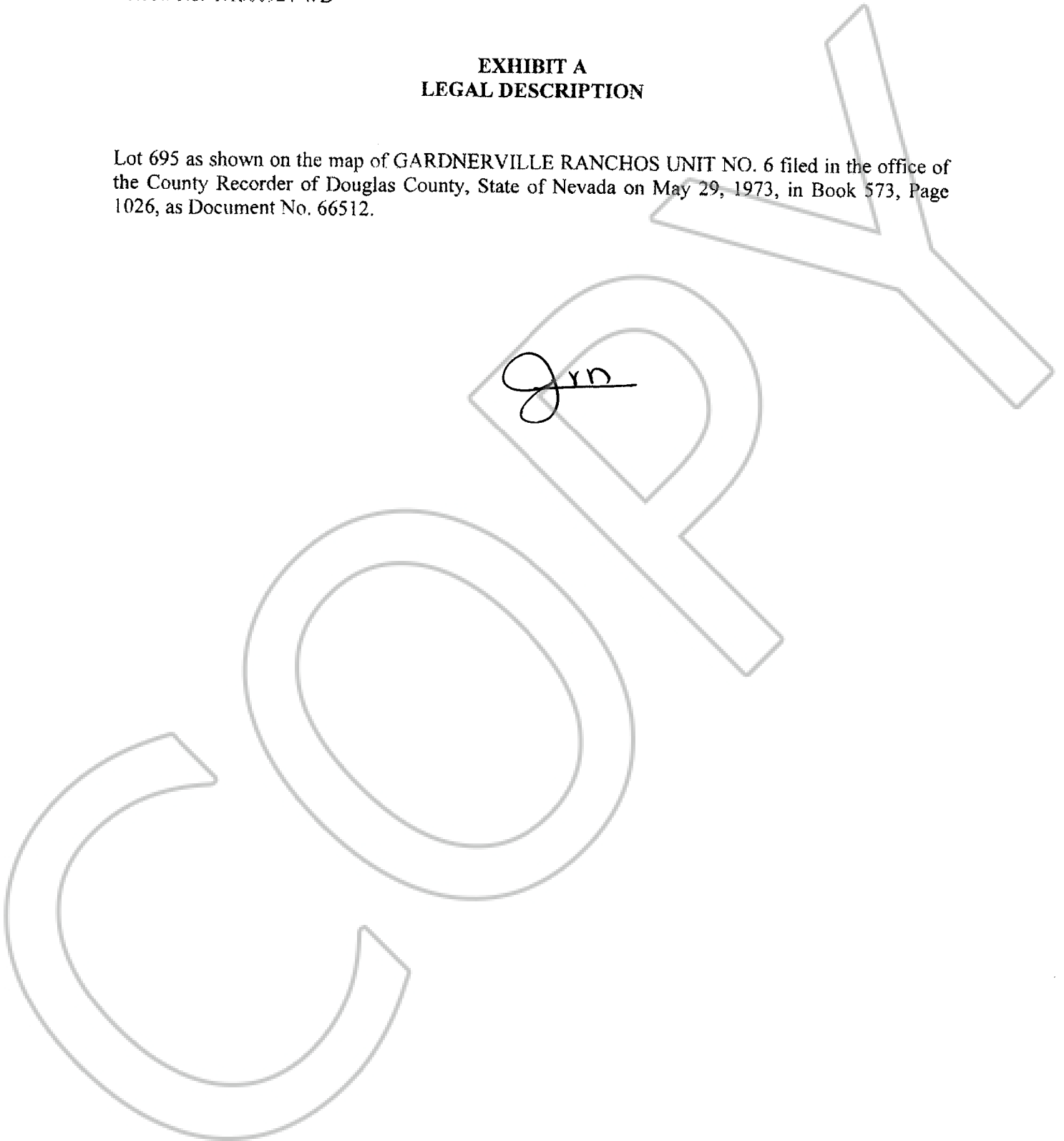
Document Title: Grant Bargain, Sale Deed
With Exhibit A, Legal Description
(2 pages)

Title/Escrow Ref No: N15024-00 WP Loan Number:

Escrow No. N1500924-WD

**EXHIBIT A
LEGAL DESCRIPTION**

Lot 695 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6 filed in the office of the County Recorder of Douglas County, State of Nevada on May 29, 1973, in Book 573, Page 1026, as Document No. 66512.



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1220-22-210-064
b)
c)
d)

2. Type of Property:

- a) [] Vacant Land b) [x] 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) \$198,000.00
Transfer Tax Value \$
Real Property Transfer Tax Due: \$198,000.00
\$ 772.20

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 Joan V. Niles, Trustee Capacity Trustee / Grantor
Signature Capacity

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Joan V. Niles, Trustee of The Joan V. Niles Surviving Spouse's Trust

Print Name: Arturo Martinez Diaz

Address: 1423 LesChi Place F.I. Fox Island, WA 98333

Address: 3932 Sweetwater Dr. Carson City, NV 89701

City, State, Zip

City, State Zip

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

Print Name: Northern Nevada Title Company Escrow #: N1500924-WD
Address: 1483 Highway 395, Suite B
City, State, Zip: Gardnerville, NV 89410