

DOUGLAS COUNTY, NV

2015-870160

RPTT:\$908.70 Rec:\$16.00

\$924.70 Pgs=3

09/25/2015 03:56 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1320-29-119-011

RPTT: \$908.70

Recording Requested By:
Western Title Company

Escrow No.: 074436-CRL

When Recorded Mail To:

Steven D. Mauser

1077 Cedar Crest Drive

Minden, NV 89423

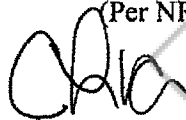
Mail Tax Statements to: (deeds only)

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



Colleen Locker

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,

Ingrid Ann Angst, Successor Trustee of the Ingrid Ann: Johnson Survivor Trust, dated November 16, 2000

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

Steven D. Mauser, an unmarried man

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

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

Parcel 1:

Unit 375 as shown on the Final Map No. 1008-9 for WINHAVEN, UNIT NO. 9, A PLANNED UNIT DEVELOPMENT, filed for record in the office of the County Recorder of Douglas County, Nevada on July 8, 1999, in Book 799 of Official Records at Page 1253, as Document No. 472099.

Parcel 2:

A non-exclusive easement for use, enjoyment, ingress and egress over the common area as set forth in Declaration of Covenants, Conditions and Restrictions recorded September 28, 1990, in Book 990, Page 4348, as Document No. 235644, 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: 09/23/2015

Ingrid Ann Angst, Successor trustee of the Ingrid Ann Johnson Survivor Trust, dated November 16, 2000

Ingrid A. Angst
Ingrid A. Angst, Successor Trustee

STATE OF Nevada

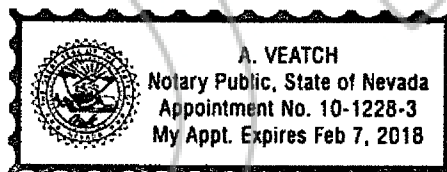
COUNTY OF Douglas

This instrument was acknowledged before me on

Sept. 23, 2015

By Ingrid Ann Angst.

A. Veatch
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-29-119-011
 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: \$233,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 233,000.00
 Real Property Transfer Tax Due: \$ 908.70

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 Ingrid A. Angst Capacity Seller
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Ingrid Ann Angst, Successor Trustee of the Ingrid Ann Johnson Survivor Trust
 Address: 1474 Sanchez Road
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Steven D. Mauser
 Address: 1077 Cedar Crest Drive
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)
 Print Name: eTRCo, LLC, On behalf of Western Title Company
 Address: McCarran Branch
6774 So. McCarran Blvd. Suite 102A
 City/State/Zip: Reno, NV 89509

Esc. #: 074436-CRL