

165

APN#: 1320-33-814-009
RPTT: \$1,677.00



KAREN ELLISON, RECORDER

Recording Requested By:
Western Title Company
Escrow No.: 074442-ARJ
When Recorded Mail To:
Craig A. Wilcox and Shelley A.
Wilcox
1348 Brooke Way
Gardnerville, NV 89410

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 _____

Amber Veatch

Escrow Assistant

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,

Andrew Prause and Rhoda Prause, husband and wife as community property with right of survivorship

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

Craig A. Wilcox and Shelley A. Wilcox, husband and wife as joint tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, 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:

Lot 38 in Block H, as set forth on the Final Subdivision Map No. 1006-7 for CHICHESTER ESTATES PHASE 7, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 13, 2000, in Book 1000, Page 2398, as Document No. 501336.

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

Dated: 09/16/2015

Rhoda Prause
Rhoda Prause

Andrew Prause
Andrew Prause

STATE OF Nevada

COUNTY OF Douglas } ss

This instrument was acknowledged before me on

10-6-15

By Rhoda Prause and Andrew Prause.

Mary Kelsh
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1320-33-814-009
 - 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: \$430,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$430,000.00
 Real Property Transfer Tax Due: \$1,677.00

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section _____
 - b. Explain Reason for Exemption: _____

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 Arda Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Rhoda Prause and Andrew Prause
 Address: 1348 Brooke Way
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Craig A. Wilcox and Shelley A. Wilcox
 Address: 1348 Brooke Way
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
 1513 Highway 395, Suite 101
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 074442-ARJ