

DOUGLAS COUNTY, NV **2015-871323**
RPTT:\$819.00 Rec:\$16.00
\$835.00 Pgs=3 10/16/2015 02:23 PM
FIRST CENTENNIAL - RENO
KAREN ELLISON, RECORDER

APN: 1420-07-613-001

Escrow No. 00214696 - 018 - 02
RPTT \$ 819.00
When Recorded Return to:
Alan E. Ratzburg
1115 Shadow Lane
Carson City, NV 89705
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,

Hector L. Estrada, A single man

do(es) hereby Grant, Bargain, Sell and Convey to

Alan E. Ratzburg, An Unmarried Man

all that real property situate in the City of Carson City, County of Douglas, State of Nevada,
described as follows:

See Exhibit A attached hereto and made a part hereof.

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

Signature continued on Page 2.

SPACE BELOW FOR RECORDER

Witness my/our hand(s) this 16 day of October, 2015.

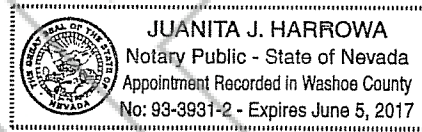


Hector L. Estrada

STATE OF NEVADA
COUNTY OF Washoe

This instrument was acknowledged before me on October 16, 2015,
by Hector L. Estrada.***

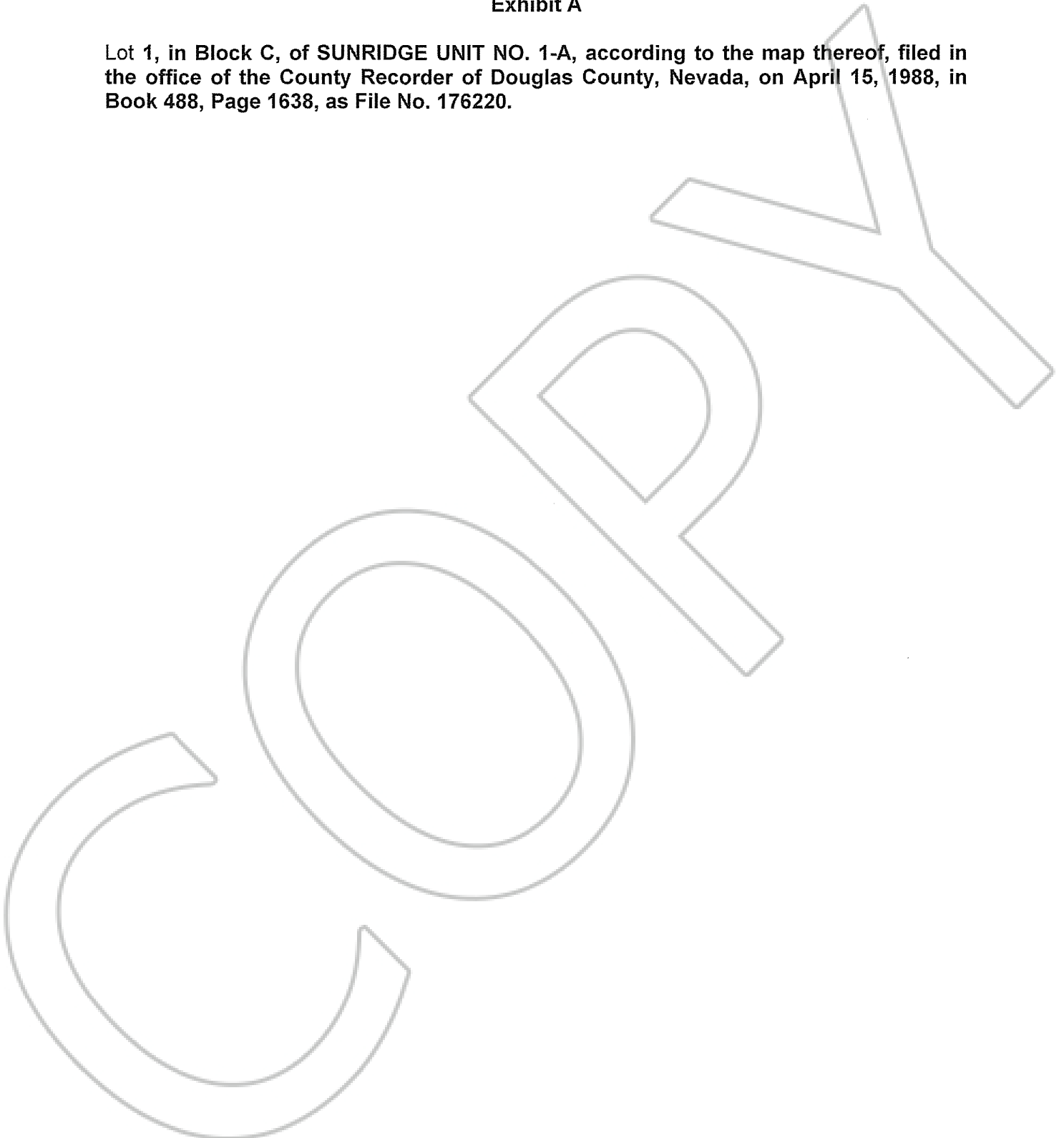
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

Lot 1, in Block C, of SUNRIDGE UNIT NO. 1-A, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on April 15, 1988, in Book 488, Page 1638, as File No. 176220.



SPACE BELOW FOR RECORDER

1. APN: 1420-07-613-001

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 No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$210,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$210,000.00
 Real Property Transfer Tax Due: \$ 819.00

4. **If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section ____
- b. Explain Reason for Exemption: ____

5. Partial Interest: Percentage being transferred: 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 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 _____	Capacity <u>Grantor</u>
Signature _____	Capacity <u>Grantor</u>
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Hector L. Estrada	Print Name: Alan E. Ratzburg
Address: <u>1415 Shadow Lane 3426 Ridgcrest</u>	Address: <u>1115 Shadow Lane</u>
City/State/Zip: <u>Carson City, NV 89705 Reno 89512</u>	City/State/Zip: <u>Carson City, NV 89705</u>

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00214696-018-NH
Address: 3255 South Virginia ste B Reno, NV 89502	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)