Total:\$16.00 11/03/2015 04:37 PM WESTERN TITLE COMPANY INC **APN#**: 1220-24-601-045 #5 **Recording Requested By:** Western Title Company, Inc. KAREN ELLISON, RECORDER **Escrow No.:** 074185-ARJ When Recorded Mail To: Denise Witzig 361 Athol Ave Oaklnad CA 94606 Mail Tax Statements to: (deeds only) Same as above (space above for Recorder's use only) 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 **Escrow Officer** 

DOUGLAS COUNTY, NV

Rec:\$16.00

2015-872220

Pgs=4

Grant Bargain 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 Dan D. Bennett, a married man, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Denise D. Witzig, a married woman as her sole and separate property all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada described as follows:

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

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, described as follows:

Commencing at the East 1/4 corner of said Section 24, as set forth on that certain parcel map for PHIL SULLIVAN, that was filed for record in the office of the County Recorder of Douglas County, Nevada, on the 16th day of June, 1980, in Book 680, at Page 1330, as Document No. 45330 of Official Records;

Thence North 00°07'45" East, 331.00 feet along the East line of said Section 24, to the Southeast corner of Parcel D, as set forth on said parcel map;

Thence West 205.60 feet along the South line of said Parcel D to the POINT OF BEGINNING;

Thence continuing West, 142.36 feet;

Thence North 331.00 feet;

Thence East, 142.36 feet;

Thence South, 331.00 feet to the POINT OF BEGINNING.

Being a portion of Parcel D, as shown on the parcel map for PHIL SULLIVAN, recorded in the office of the County Recorder, Douglas County, Nevada, on June 16, 1980, in Book 680, Page 1330, as Document No. 45330. The aforementioned map being a resubdivision of Lot 6, as shown on the map of RUHENSTROTH RANCHOS, recorded in the office of the Recorder, Douglas County, Nevada, on April 14, 1954, as Document No. 27706.

NOTE: The above metes and bounds description appeared previously in that certain document recorded in the office of the County Recorder of Douglas County, Nevada on November 18, 2002, in Book 1102, Page 7235 as Document No. 558097 of Official Records.

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

Grantor and Grantee are husband and wife. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as her sole and separate property. By this conveyance, Grantor releases any community interest that he might now have or be presumed to hereafter acquire in the above described property.

## Grant, Bargain and Sale Deed - Page 2

STATE OF ss COUNTY OF Alameda

This instrument was acknowledged before me on by Dan D. Bennett. Notary Public RAJIV KUMAR SHARMA
COMM. # 1985424
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
MY COMM. EXP. JULY 19, 2016

## STATE OF NEVADA DECLARATION OF VALUE

1.	Assessors Parcel Number(s a) 1220-24-601-045	)				
	b)				Α	
	c)					
	d)				( )	,
2.	Type of Property:		FOR REC	ORDERS OPTION	ONAL USE ONLY	
	a) ☐ Vacant Land	b) ⊠ Single Fam. Res.	DOCUMENT	T/INSTRUMENT#:	<u> </u>	
	c) ☐ Condo/Twnhse	d) □ 2-4 Plex	воок	PAGE	\ \	
	e) ☐ Apt. Bldg	f) Comm'l/Ind'l	DATE OF R	ECORDING:		
	g) ☐ Agricultural	h) ☐ Mobile Home	NOTES:			
	i) ☐ Other					
	,	-				
3.	Total Value/Sales Price of l		<u>\$0</u>			
	Deed in Lieu of Foreclosure	e Only (value of property)	<u> </u>	· ·		
	Transfer Tax Value:		<u>\$0</u>	1		1
	Real Property Transfer Tax	Due:	0	/ /		74
1	ICE 4: Cl.: 1			\ \		/
4.	If Exemption Claimed:		Cart an	) ]		-
		mption per NRS 375.090,		o oombidamatian		
	b. Explain Reason R	or Exemption: #5 husband	to wife for it	o consideration		
5.	Partial Interest: Percentage being transferred:100 %					
Dur	The undersigned declares a 375.110, that the information supported by documentation parties agree that disallowed result in a penalty of 10% of suant to NRS 375.030, the least to NRS 375.030, the NRS 375.030,	on provided is correct to the if called upon to substanting of any claimed exempt the tax due plus interest	tiate the infortion, or other at 1% per mo	ir information and rmation provided determination of onth.	belief, and can be herein. Furthermore, the additional tax due, may	y
owe	· ·	buyer and bener sharr be	Допину апи	severally mable i	or any additional and	JUMI
		keesh	Capacity	goest		
	nature		Capacity	<u> </u>		
			/ /		•	
/	SELLER (GRANTOR) INF	FORMATION	BUYER (	GRANTEE) INFO	ORMATION	
/	(REQUIRED)		(REQUIF	RED)		
Prir			Print Name:	Denise D. Witzi	g	
Nan						
	lress: 361 Athol Ave		Address:	361 Athol Ave		
City			City:	Oakland	04606	
Stat	te: <u>CA</u>	<b>Zip:</b> 94606	State:	CA	<b>Zip:</b> 94606	
്വ സ	MPANY/PERSON REQUES	TIME DECORDING				
COI	required if not the seller or buy	AFT AFT				
P <del>ri</del> n	t Name: eTRCo, LLC. On beh		anv F	Ssc. #: <u>074185-AR</u>	T	
	ress: Douglas Office	or the complete	J	<u>5, 1105 1110</u>	<u>.</u>	
	1513 Highway 395,	Suite 101				
City	/State/Zip: Gardnerville, NV					
-	-	LIC RECORD THIS FORM	MAY BE REC	ORDED/MICROFII	LMED)	