

APN#: 1420-34-401-024  
RPTT: \$1,400.10

Recording Requested By:  
Western Title Company  
Escrow No.: 075569-TEA  
When Recorded Mail To:  
Rodney Swetland  
2645 E Monroe Ave.  
Orange, CA 92867

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 \_\_\_\_\_

Traci Adams

Escrow Officer

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**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,

James M. Ambrose, Successor Trustee of the Ambrose Living Trust dated June 9, 2011

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

Rodney Swetland, a single 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:

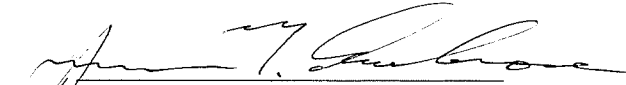
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 7C as set forth on that parcel map for Ernest J. Fixmer, et ux, filed for record in the office of the Douglas County Recorder on March 26, 1985, in Book 385, Page 2344, as Document No. 115243.

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

Dated: 11/09/2015

The Ambrose Living Trust dated June 9, 2011

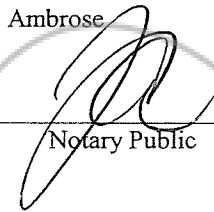
  
James M. Ambrose, Successor Trustee


STATE OF Nevada }  
COUNTY OF Douglas } ss

This instrument was acknowledged before me on

11/9/15

By James M. Ambrose

  
Notary Public

 TRACI ADAMS  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 69-1891-5 - Expires January 5, 2018

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1420-34-401-024
  - 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: \$359,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$359,000.00  
 Real Property Transfer Tax Due: ~~\$1,1400.10~~ \$1,400.10

- 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 \_\_\_\_\_ Capacity escrow officer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

Print Name: James M. Ambrose, Successor Trustee of the Ambrose Living Trust dated June 9, 2011  
 Address: 1200 Riverside #1282  
 City: Reno  
 State: NV Zip: 89503

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Rodney Swetland  
 Address: 2645 E Monroe Ave.  
 City: Orange  
 State: CA Zip: 92867

**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. #: 075569-TEA