

A.P.N.: 1220-16-210-060
File No: 12142-2493742 (JF)
R.P.T.T.: \$780.00

When Recorded Mail To: Mail Tax Statements To:
Laura Ruelas and Hector Ruelas
1274 Bolivia Way
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Cody Oden, a married man as his sole and separate property and Sherry Smith, a widow, who acquired title as Cody Oden and Sherry A. Smith, as non related joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Laura Ruelas and Hector Ruelas, wife and husband as joint tenants with right of survivorship

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

LOT 18 IN BLOCK B, AS SAID LOT AND BLOCK ARE SHOWN ON THE AMENDED MAP OF RANCHOS ESTATES, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 30, 1972, AS DOCUMENT NO. 62493.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 10/06/2015

Sherry A. Smith
Sherry A. Smith

Cody Oden
Cody Oden

STATE OF **NEVADA**)

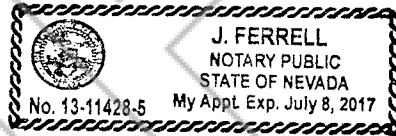
: **ss.**

COUNTY OF **CARSON CITY**)

This instrument was acknowledged before me on November 13, 2015 by **Cody Oden and Sherry A. Smith.**

J. Ferrell
Notary Public

(My commission expires: 7.8.2017)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 06, 2015** under Escrow No. **12142-2493742.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-16-210-060
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$200,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$200,000.00
- d) Real Property Transfer Tax Due \$780.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Hector Ruelas Capacity: Grantor
 Signature: Sherry A. Smith Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Cody Oden, Sherry A. Smith
 Address: 367 Royal Troon Drive
 City: Dayton
 State: NV Zip: 89403

Laura Ruelas and Hector
 Print Name: Ruelas
 Address: 1274 Bolivia Way
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
 Print Name: Company
 Address: 300 South Curry, Suite 5
 City: Carson City

File Number: 12142-2493742 JF/JF
 State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)