

APN: 1220-16-010-012

DOUGLAS COUNTY, NV  
RPTT:\$741.00 Rec:\$15.00  
\$756.00 Pgs=2  
SERVICELINK ALIQUIPPA TITLE COMPANY  
KAREN ELLISON, RECORDER

2015-874101

12/15/2015 01:21 PM

**When Recorded Mail To and  
Mail Tax Statements To:**

ADRIAN RAMOS  
ALMA SUSANA LIZAOLA RAMOS  
1335 MUIR DRIVE  
GARDNERVILLE, NV 89460

SL#3339705

R.P.T.T.: \$741.00

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**GRANT, BARGAIN AND SALE DEED**

**THIS INDENTURE WITNESSETH**, that the **WELLS FARGO BANK, N.A.**, a **National Association** company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, does hereby **GRANT, BARGAIN, SELL AND CONVEY** to **ADRIAN RAMOS AND ALMA SUSANA LIZAOLA RAMOS, HUSBAND AND WIFE AS JOINT TENANTS**, all that real property situated in the City of **GARDNERVILLE** County of **DOUGLAS**, State of Nevada, described as follows:

**LOT 12, BLOCK E, AS SAID LOT AND BLOCK ARE SHOWN ON THE OFFICIAL OF GARDNERVILLE RANCHOS, UNIT NO. 4, FILED IN THE OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 10, 1967, IN MAP, BOOK 1, PAGE 55, AS DOCUMENT NO. 35914.**

**SUBJECT TO:**

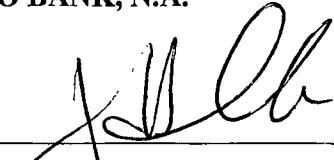
1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservation, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

**TOGETHER WITH** all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

And Grantor, for its successors and assigns, does covenant with the Grantee(s), to warrant and defend the title to the premises herein conveyed against the claim of every person whatsoever claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, this instrument has been executed on 10/12/2015

WELLS FARGO BANK, N.A.

  
\_\_\_\_\_  
By: Jeremy James Hardwick  
VP Loan Documentation  
Its: \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

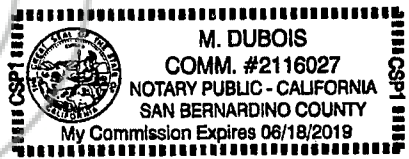
State of California )  
County of San Bernardino )  
On October 12, 2015 before me, M. Dubois Notary public \_\_\_\_\_,  
personally appeared Jeremy James Hardwick

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is) are subscribed to the within instrument and acknowledged to me that (he)/she/they executed the same in (his)/her/their authorized capacity(ies), and that by (his)/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature M. Dubois



(Seal)

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-16-810-012  
 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  
 Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property      \$ 190,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 190,000.00  
 d. Real Property Transfer Tax Due      \$ 741.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.00 %  
 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 [Handwritten Signature] Capacity AGENT  
 Signature [Handwritten Signature] Capacity AGENT

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Wells Fargo Bank, N.A.  
 Address: 8480 Stagecoach Circle  
 City: Frederick  
 State: MD      Zip: 21701

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: ADRIAN RAMOS ETAL  
 Address: 1335 Muir Drive  
 City: Gardnerville  
 State: NV      Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: ServiceLink      Escrow #: 3339705  
 Address: 3220 El Camino Real  
 City: Irvine      State: CA      Zip: 92602

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED