

DOUGLAS COUNTY, NV
RPTT:\$877.50 Rec:\$16.00
\$893.50 Pgs=3

2015-874453
12/23/2015 12:43 PM

TICOR TITLE - CARSON
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Daniel R. Brooks
1390 S. Riverview Drive
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 1505125-DKD

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1220-16-610-082
R.P.T.T. \$ 877.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Seth T. McGrath and Stefanie J. McGrath, Husband and Wife, as Joint Tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Daniel R. Brooks and Danielle Brooks, Husband and Wife as Joint Tenants

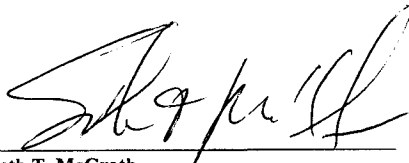
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 149 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2 filed in the office of the County Recorder of Douglas County, Nevada on June 1, 1965 in Book 1 of Maps as Document No. 28309 and on June 4, 1965 as Document No. 28377.

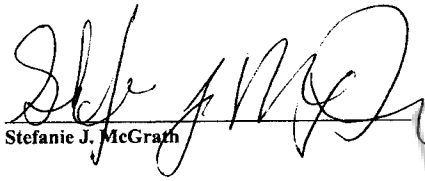
APN: 1220-16-610-082

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

Signature and notary acknowledgement on page two.



Seth T. McGrath



Stefanie J. McGrath

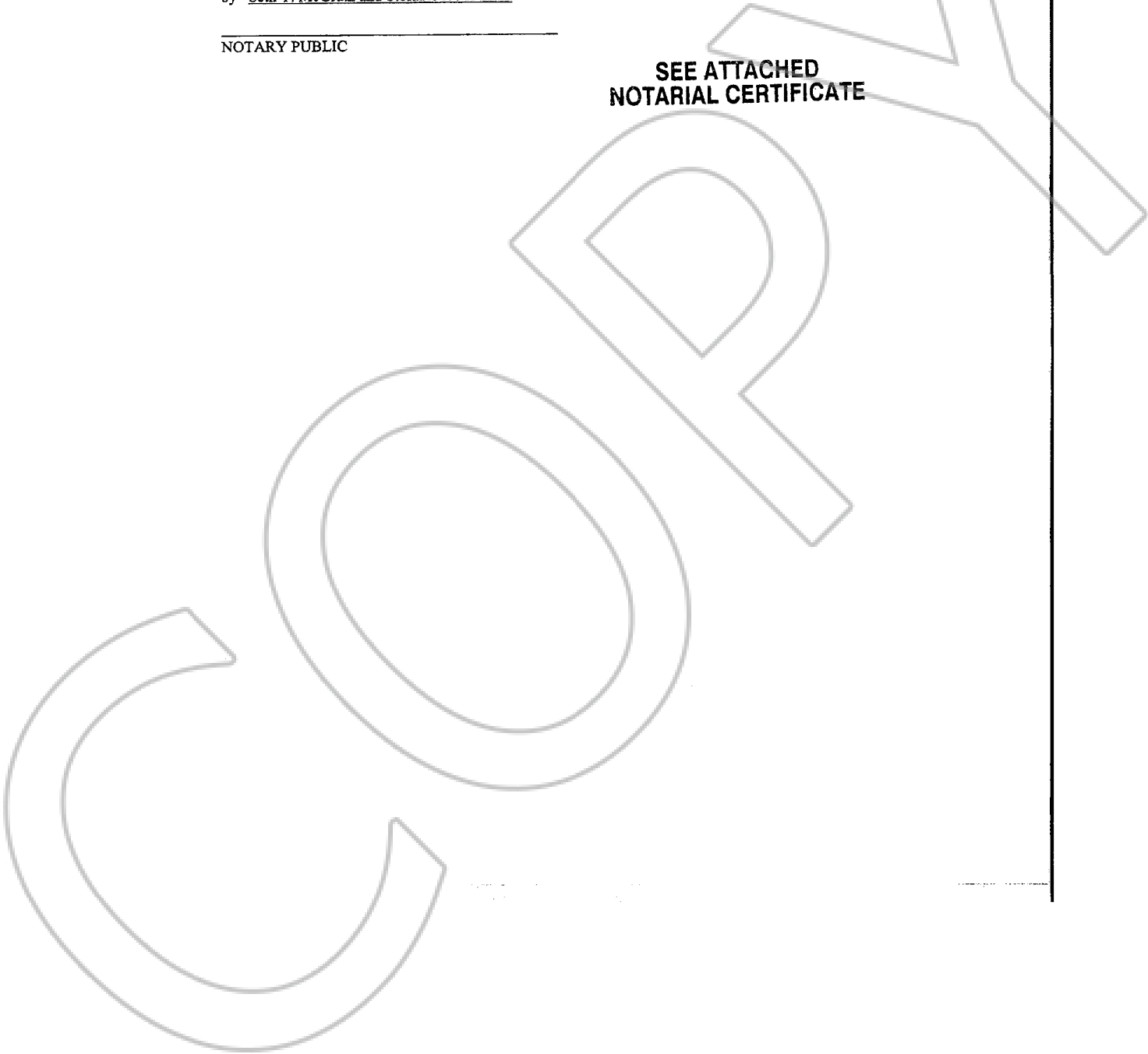
STATE OF NEVADA
COUNTY OF

} ss:

This instrument was acknowledged before me on , _____
by Seth T. McGrath and Stefanie J. McGrath

NOTARY PUBLIC

**SEE ATTACHED
NOTARIAL CERTIFICATE**



CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Fresno

On 21-Dec-2015 before me, Loren G Lewis, Notary Public

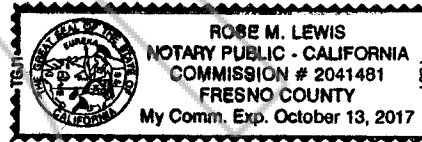
personally appeared Seth T McGrath and Stefanie J McGrath

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.

Rose M. Lewis



ADDITIONAL OPTIONAL INFORMATION

Description of the Attached Document:

Grant, Sale, Bargain Deed

Number of Pages

3

Document Date

21-Dec-2015

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1220-16-610-082
- 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
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$224,900.00
 Transfer Tax Value \$
 Real Property Transfer Tax Due: \$224,900.00
~~\$877.11~~ 877.50

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 [Signature] Capacity Seller
 Signature [Signature] Capacity Seller

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Seth T. McGrath + Stefanie J. McGrath
 Address: 1732 N. Dutch Ave.
Clovis, CA 93619
 City, State, Zip

Print Name: Daniel R. Brooks
 Address: 1390 S. Riverview Drive
Gardnerville, NV 89460
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1505125-DKD
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED