

DOUGLAS COUNTY, NV

2015-874599

RPTT:\$916.50 Rec:\$17.00

\$933.50 Pgs=4

12/29/2015 10:57 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1319-30-714-001

RPTT: \$916.50

Recording Requested By:

Western Title Company

Escrow No.: 075849-ARJ

When Recorded Mail To:

Hugh Fenwick

Karin Veronica Franck

PO Box 3271

Stateline, NV 89449

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


Michelle Simpson

Escrow Assistant

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,

Thomas R. Hamma, a single man

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

Hugh Fenwick and Karin Veronica Franck, Husband and Wife, and Mariana Franck, a single woman,
all as Joint Tenants, with Right of Survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City
of Stateline, 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:

Unit A as set forth on the CONDOMINIUM MAP OF LOT 141, TAHOE VILLAGE UNIT NO.1,
according to the amended Map thereof, filed in the office of the County Recorder of Douglas
County, State of Nevada, on May 1, 1980 as Document No. 44175.

TOGETHER WITH an undivided 1/4th interest in and to those portions designated as common
areas as set forth on the CONDOMINIUM MAP OF LOT 141, TAHOE VILLAGE UNIT NO.1,
according to the amended Map thereof, filed in the office of the County Recorder of Douglas
County, State of Nevada, on May 1, 1980 as Document No. 44175.

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

Dated: 12/14/2015

Thomas R. Hamma
Thomas R. Hamma

STATE OF _____

COUNTY OF _____

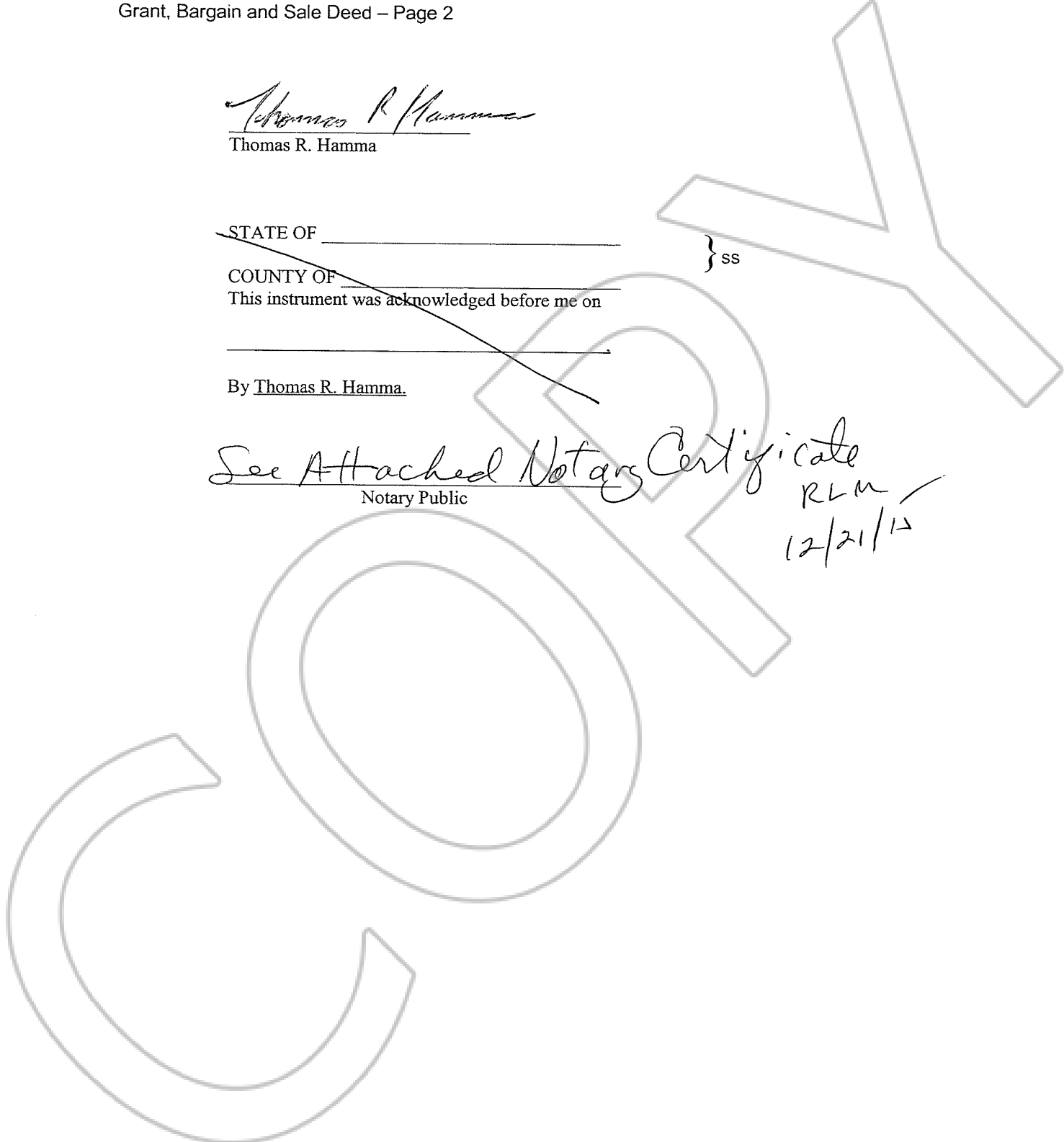
This instrument was acknowledged before me on

By Thomas R. Hamma.

} ss

See Attached Notary Certificate
Notary Public

RLM
12/21/12



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Francisco

On December 21, 2015 before me, Ruth L. Moffatt - Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared _____

Thomas R. Hamma

Name(s) of Signer(s)

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 _____

Ruth L. Moffatt

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Grant, Bargain, + Sale Deed

Title or Type of Document: _____ Document Date: 12/14/2015

Number of Pages: 2 + Notary Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Thomas R. Hamma Signer's Name: _____

Corporate Officer — Title(s): _____

Corporate Officer — Title(s): _____

Partner — Limited General

Partner — Limited General

Individual Attorney in Fact

Individual Attorney in Fact

Trustee Guardian or Conservator

Trustee Guardian or Conservator

Other: _____

Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1319-30-714-001
 - 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: \$235,000.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$235,000.00
- Real Property Transfer Tax Due: \$916.50

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section _____
 - b. Explain Reason for Exemption: _____

- 5. Partial Interest: Percentage being transferred: % 100.00

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 M. Sneyd Capacity ESCROW ASSISTANT
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Thomas R. Hamma
 Address: 1638 Irving St
 City: San Francisco
 State: CA Zip: 94122

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Hugh Fenwick and Karin Veronica Franck, Mariana Franck
 Address: P.O. Box 3271
 City: Stateline
 State: NV Zip: 89449

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. #: 075849-ARJ

COPY