

DOUGLAS COUNTY, NV

2015-874711

RPTT:\$682.50 Rec:\$16.00

\$698.50 Pgs=3

12/30/2015 02:06 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1022-10-002-075

RPTT: \$682.50

Recording Requested By:

Western Title Company

Escrow No.: 076224-WLD

When Recorded Mail To:

Dennis W. Struss and Susan L.

Struss

3965 Gray Hills Rd.

Wellington, NV 89444

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 _____


Wendy Dunbar

Escrow Officer

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,

Craig D. Leyland and Dona J. Leyland, husband and wife as community property with right of survivorship

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

Dennis W. Struss and Susan L. Struss, husband and wife as community property with right of survivorship


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

Lot 185 of TOPAZ RANCH ESTATES UNIT NO. 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 20, 1967, in Book 47, Page 761, as Document No. 35464

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

Dated: 12/23/2015


Craig D. Leyland


Dona J. Leyland

STATE OF Nevada

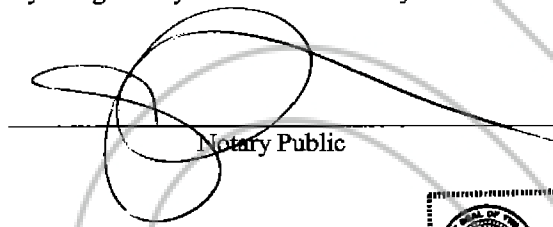
COUNTY OF Douglas


} ss

This instrument was acknowledged before me on

12-28-15

By Craig D. Leyland and Dona J. Leyland.


Notary Public

 **WENDY DUNBAR**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 02-79065-5 - Expires December 18, 2018

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1022-10-002-075
 - 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: \$175,000.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$175,000.00
- Real Property Transfer Tax Due: \$682.50

- 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 [Handwritten Signature] Capacity grantor
 Signature [Handwritten Signature] Capacity grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Craig D. Leyland and Dona J. Leyland
 Address: 3965 Gray Hills Road
 City: Wellington
 State: NV Zip: 89444

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Dennis W. Struss and Susan L. Struss
 Address: 3965 Gray Hills Rd.
 City: Wellington
 State: NV Zip: 89444

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. #: 076224-WLD