

DOUGLAS COUNTY, NV  
RPTT:\$717.60 Rec:\$16.00  
\$733.60 Pgs=3  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2016-874922**  
**01/05/2016 11:23 AM**

APN#: 1220-16-210-047  
RPTT: \$717.60

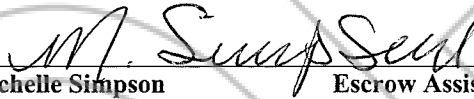
Recording Requested By:  
Western Title Company  
Escrow No.: 076432-ARJ

When Recorded Mail To:  
Ryan H Philips  
Melanie S Spaniol  
1298 Manhattan Way  
Gardnerville, NV 89460

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,

Anita Watson, a widow

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

Ryan H Philips, An Unmarried Man, and Melanie S Spaniol, An Unmarried Women, 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 Gardnerville, 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 1 in Block B, as said lot and block are shown on that certain map entitled AMENDED MAP  
OF RANCHOS ESTATES, filed for record on October 30, 1972, in Book 1072, Page 642, as  
Document No. 62493.

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

  
Anita Watson


STATE OF Nevada

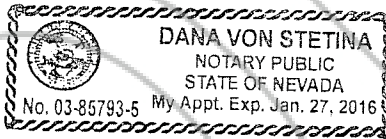
COUNTY OF Carson City

This instrument was acknowledged before me on

December 20, 2015

By Anita Watson.

  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-16-210-047  
 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: \$184,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$184,000.00  
 Real Property Transfer Tax Due: \$717.60

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 M. Simpson Capacity Escrow Assistant  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
 (REQUIRED)

BUYER (GRANTEE) INFORMATION  
 (REQUIRED)

Print Name: Anita Watson  
 Address: 18204 Oakbrook Ln  
 City: Reno  
 State: NV Zip: 89508

Print Name: Ryan H Philips and Melanie S Spaniol  
 Address: 1298 Manhattan Way  
 City: Gardnerville  
 State: NV Zip: 89460

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. #: 076432-ARJ