

DOUGLAS COUNTY, NV

2016-875223

RPTT:\$1170.00 Rec:\$16.00

\$1,186.00 Pgs=3

01/12/2016 02:49 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1220-21-710-008

RPTT: \$1,170.00

Recording Requested By:

Western Title Company

Escrow No.: 076508-ARJ

When Recorded Mail To:

Kenneth Michael Brown

2730 Arrow Smith Dr.

Sparks, NV 89436

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

M. Simpson
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,

James W Wade and Alma J Wade, husband and wife as joint tenants

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

Kenneth Michael Brown, a single man

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 71, of GARDNERVILLE RANCHOS UNIT NO. 7, according to the map thereof, filed in the office of the Recorder of Douglas County, State of Nevada on March 27, 1974, in Book 374, Page 876, Document No. 72456, Official Records.

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

Dated: 01/04/2016

James W Wade
James W Wade

Alma J Wade
Alma J Wade

STATE OF Nevada

COUNTY OF Douglas

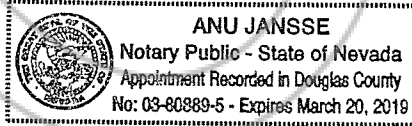
} ss

This instrument was acknowledged before me on

January 8, 2016

By James W Wade and Alma J Wade.

Anu Jansse
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 - a) 1220-21-710-008
 - b)
 - c)
 - d)

2. Type of Property:

a) <input type="checkbox"/> Vacant Land	b) <input checked="" type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other _____	

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$300,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$300,000.00
 Real Property Transfer Tax Due: \$1,170.00

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 %

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 <u>M. Simpson</u>	Capacity <u>ESCROW ASSISTANT</u>
Signature _____	Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: James W Wade and Alma J Wade

Address: 699 Joette Dr

City: Gardnerville

State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Kenneth Michael Brown

Address: 2730 Arrow Smith Dr

City: Sparks

State: NV Zip: 89436

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company Esc. #: 076508-ARJ
 Address: Douglas Office
 1513 Highway 395, Suite 101
 City/State/Zip: Gardnerville, NV 89410