

Recording requested by
CASTLETON LAW FIRM



KAREN ELLISON, RECORDER E07

When recorded, return to:
CASTLETON LAW FIRM
3174 COLLINS DR. SUITE B
MERCED, CA 95348

Mail Tax Statements to:
Brenda Sanchez & Janice Miranda
823 Lyell Way
Gardnerville, NV 89460

GRANT DEED

The undersigned grantor(s) declare(s):

- Documentary transfer tax is \$ -0-
- () Computed on full value of property conveyed, or
- () Computed on full value less value of liens and encumbrances remaining at time of sale.
- () Unincorporated area (X) City of Gardnerville

Tax Parcel No. 1220-15-410-096

FOR NO CONSIDERATION, ERNEST ANDEREGG,

hereby GRANTS to

BRENDA SANCHEZ and JANICE MIRANDA, as Tenants in Common, all of his right, title and interest in the real property located at 823 Lyell Way, in the City of Gardnerville, County of Douglas, State of Nevada, more particularly described as follows:

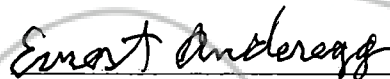
Lot 44, Block L, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 4, filed in the office of the County Recorder of Douglas County, Nevada, on April 10, 1967, as Document No. 35914.

Assessors Parcel No. 1220-15-410-096

NOTE #1: Exemption from Payment of Transfer Tax (Parent to Child Transfer). This conveyance is a Gift from Grantor to his/her/their children for no consideration and not pursuant to a sale, and it is therefore exempt from payment of a transfer tax. (Rev. & Tax. Code Section 11930.)

NOTE #2: Exemption from Property Reassessment (Parent to Child Transfer). This conveyance transfers the principal residence and/or the first one million dollars (\$1,000,000) of full cash value of all other real property between the Grantor(s) and their children or grandchildren and therefore does not subject the property to reassessment. (Rev. & Tax. Code Section 63.1(a).)

Dated: December 11, 2015


ERNEST ANDEREGG

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.

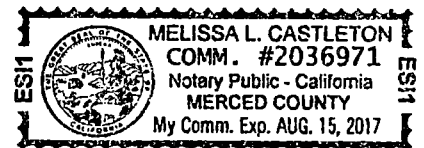
State of California)
County of Merced)

On December 11, 2015, before me, MELISSA L. CASTLETON Notary Public, personally appeared ERNEST ANDEREGG, who proved to me on the basis of satisfactory evidence to be the person(x) whose name(x) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his 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  (Seal)



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-15-410-096
 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: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 5
 b. Explain Reason for Exemption: Parent to Child Transfer

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 Ernest Anderegg Capacity Grantor
Janice Miranda
 Signature Brenda Sanchez Capacity Grantees

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ernest Anderegg
 Address: 2273 E. Childs
 City: Merced
 State: CA Zip: 95341

Print Name: Brenda Sanchez & Janice Miranda
 Address: 823 Lyell Way
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: Castleton Law Firm Escrow # Anderegg2015
 Address: 3174 Collins Drive, Suite B
 City: Merced State: CA Zip: 95348

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)