

DOUGLAS COUNTY, NV

2016-875695

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

01/22/2016 01:11 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

E05

APN#: 1319-18-214-012

Exemption # 4

Recording Requested By:

Western Title Company

Escrow No.: 076381-WLD

When Recorded Mail To:

Richard Dixey

Hill House, Workhouse Lane,
Bloxham, Banbury Oxfordshire
OX154PH United Kingdom

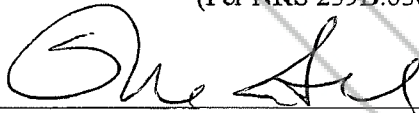
Mail Tax Statements to: (deeds only)

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



Sherry Ackermann

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,

Kunzang Wangmo Dixey, spouse of grantee

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

Richard Dixey, a married man as his sole and separate property

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 real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 12 of CHALET VILLAGE, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 25, 1977, in Book 1077, Page 1472, as Document No. 14332.

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

Dated: 12/16/2015

K. Wangmo Dixey.
Kunzang Wangmo Dixey

DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA)
WESTERN PROVINCE)
CITY OF COLOMBO)
EMBASSY OF THE UNITED STATES OF AMERICA)

STATE OF _____ }
COUNTY OF _____ } ss

This instrument was acknowledged before me on

21st December, 2015

By Kunzang Wangmo Dixey

Sally Sterna

Sally Sterna, Notary Public
Consul
United States of America
EMBASSY OF THE UNITED STATES OF AMERICA
Colombo, Sri Lanka.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1319-18-214-012
 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: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Spouse deeding off with no consideration

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 *Richard Dixey* Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Kunzang Wangmo Dixey
 Address: 2425 Hillside Avenue
 City: Berkley
 State: CA Zip: 94704

Print Name: Richard Dixey
 Address: 2425 Hillside Avenue
 City: Berkley
 State: CA Zip: 94704

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. #: 076381-WLD