

DOUGLAS COUNTY, NV  
RPTT:\$2238.60 Rec:\$15.00  
\$2,253.60 Pgs=2  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

2016-876271

02/04/2016 10:23 AM

WHEN RECORDED MAIL TO:  
Todd M. Wilson  
Christine J. Wilson  
2694 Nye Drive  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Todd M. Wilson  
Same As Above

Escrow No. 1505964-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

APN No.: 1420-35-311-001

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$ ~~0.00~~ 2,238<sup>00</sup>

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ABN Enterprises, LLC., a Nevada Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Todd M. Wilson and Christine J. Wilson husband and wife as joint tenants with right of survivorship

all that real property situated in the County of Douglas, State of Nevada, described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining.

ABN Enterprises, LLC., a Nevada Limited Liability Company

*Andrew W Mitchell*

By: Susan E. Berch, Inc., a California Corporation, Its Manager

By: Andrew W. Mitchell, Treasurer

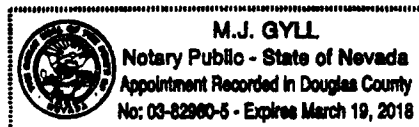
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

02.02.16

This instrument was acknowledged before me on , \_\_\_\_\_  
by Andrew W. Mitchell

NOTARY PUBLIC



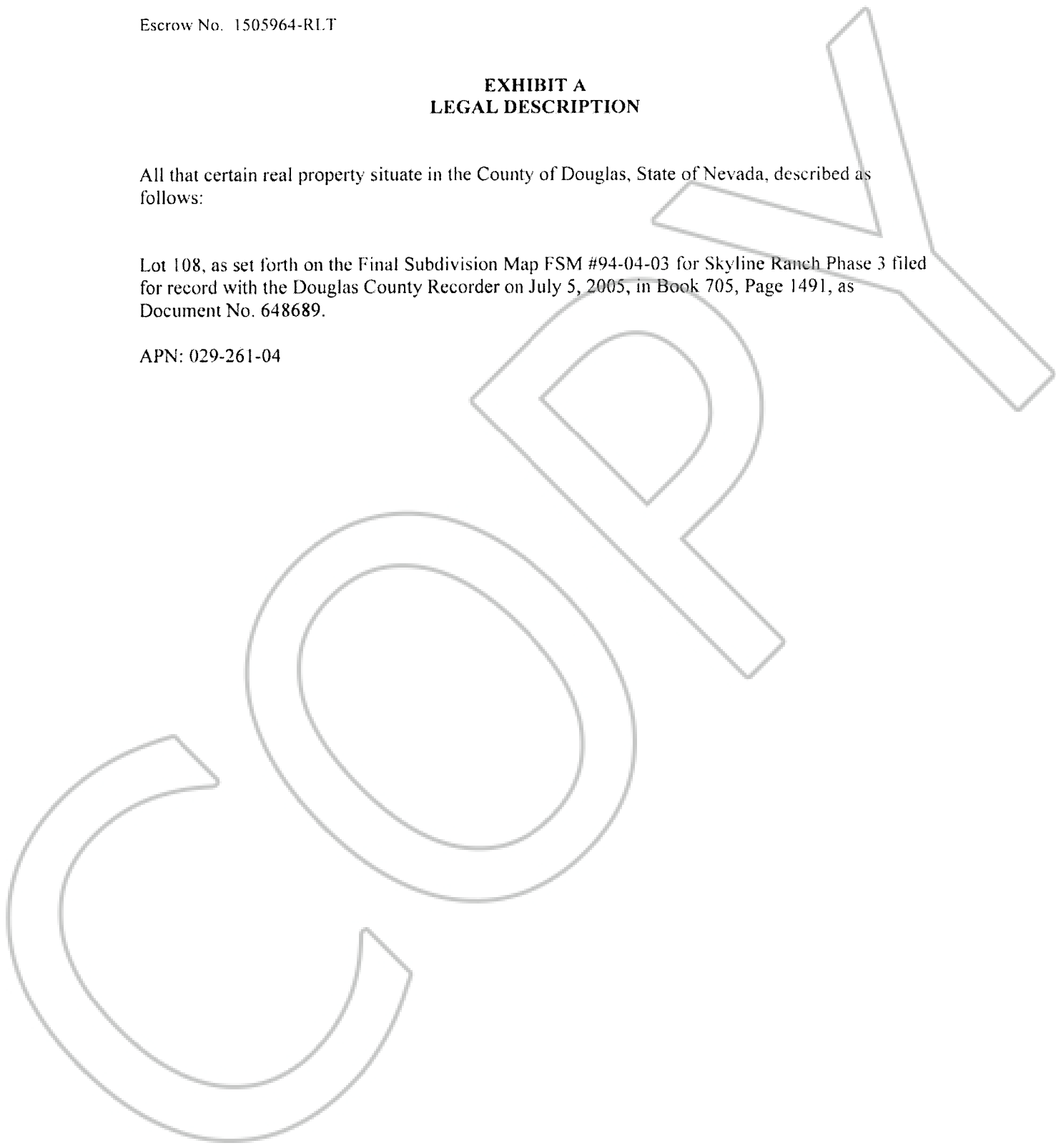
Escrow No. 1505964-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 108, as set forth on the Final Subdivision Map FSM #94-04-03 for Skyline Ranch Phase 3 filed for record with the Douglas County Recorder on July 5, 2005, in Book 705, Page 1491, as Document No. 648689.

APN: 029-261-04



**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1420-35-311-001
- 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:**

Deed in Lieu of Foreclosure Only (value of property) \$574,000.00  
 \$ \_\_\_\_\_ )  
 Transfer Tax Value \$574,000.00  
 Real Property Transfer Tax Due: \$2,238.60

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %**

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 Andrew W. Mitchell Capacity Seller/Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>ABN Enterprises, LLC., a Nevada Limited Liability Company</u>	Print Name: <u>Todd M. Wilson</u>
Address: <u>PO BOX 489</u> <u>Minden, NV 89423</u>	Address: <u>2604 Nye Dr</u> <u>Minden, NV 89423</u>
City, State, Zip	City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1505964-RLT  
 Address: 1483 Highway 395, Suite B  
 City, State, Zip: Gardnerville, NV 89410