

DOUGLAS COUNTY, NV

2016-876326

RPTT:\$571.35 Rec:\$16.00

\$587.35 Pgs=3

02/05/2016 11:11 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1022-09-002-060

RPTT: \$571.35

Recording Requested By:

Western Title Company

Escrow No.: 076988-WLD

When Recorded Mail To:

Robert Emery

P.O. Box 183
Gard. NV 89410

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 _____

Wendy Dunbar

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,

Kurt M. Mangels and Karen D. Mangels, husband and wife as joint tenants

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

Robert Emery, an unmarried man

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Wellington, 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 25 as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 3, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 31, 1969, in Book 1 of Maps, Page 221, as Document No. 44091.

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

Dated: 01/20/2016

[Handwritten signature of Kurt M. Mangels]

Kurt M. Mangels

[Handwritten signature of Karen D. Mangels]

Karen D. Mangels

STATE OF California

COUNTY OF Sacramento

} ss

This instrument was acknowledged before me on

January 22, 2016

By Kurt M. Mangels and Karen D. Mangels.

[Handwritten signature of Nichole Lopez]

Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1022-09-002-060
 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: \$146,500.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$146,500.00
 Real Property Transfer Tax Due: 571.35

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 [Handwritten Signature] Capacity Grantor
 Signature [Handwritten Signature] Capacity Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Kurt M. Mangels and Karen D. Mangels
 Address: 242 Luna Circle
 City: Folsom
 State: CA Zip: 95630

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Robert Emery
 Address: P.O. Box 1983
 City: Gardnerville
 State: NV Zip: 89410

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. #: 076988-WLD