

DOUGLAS COUNTY, NV  
RPTT:\$343.20 Rec:\$17.00  
\$360.20 Pgs=4  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2016-877363**  
**02/26/2016 02:49 PM**

APN#: 1022-14-001-042  
RPTT: \$343.20

Recording Requested By:  
Western Title Company  
Escrow No.: 077169-ARJ

When Recorded Mail To:  
Michael Peter Partlow  
Denese C. Partlow  
4090 Tile Ct  
Wellington, NV 89444

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 Michelle 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,

SH-AN-DA Investments, LLC, a Dissolved Nevada Limited Liability Company

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

Michael Peter Partlow and Denese C. Partlow, Husband and Wife, as Joint Tenants, with Right of Survivorship

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:

PARCEL 1, as set forth on Final Parcel Map #LDA 03-016 for SHERYL L. RADCLIFF-NEGRETE, filed for record with the Douglas County Recorder on August 28, 2003 in Book 0803, Page 15967, as Document No. 1588133, Official Records of Douglas County, Nevada.

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


Dated: 02/24/2016

SH-AN-DA Investments, LLC, a Dissolved Nevada Limited Liability Company  
By: The Radcliff Family Trust, dated June 22, 2005

  
By: Sheryl L. Radcliff-Walkley fka Sheryl L. Radcliff-Negrete, Trustee

STATE OF California } ss  
COUNTY OF Riverside  
This instrument was acknowledged before me on  
Feb 25, 2016

By Sheryl L. Radcliff-Walkley.

  
\_\_\_\_\_  
Notary Public

REFER TO ATTACHED  
ALL-PURPOSE  
ACKNOWLEDGMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Riverside )

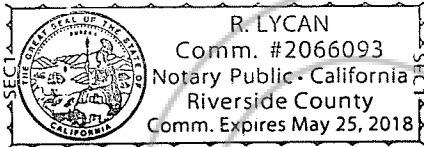
On Feb 25, 2016 before me, R. Lycan, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Sheryl L. Radcliff-Walkley
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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 [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain & Sale Deed Document Date:
Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1022-14-001-042
- 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:

\$88,000.00

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value:

\$88,000.00

Real Property Transfer Tax Due:

\$343.20

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 M. S. Smith  
 Signature \_\_\_\_\_

Capacity ESCROW ASSISTANT  
 Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**Print Name:** SH-AN-DA Investments, LLC, a  
 Dissolved Nevada Limited Liability  
 Company  
**Address:** 1490 Albite Rd A-1  
**City:** Wellington  
**State:** NV **Zip:** 89444

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

**Print Name:** Michael Peter Partlow and Denese C  
 Partlow  
**Address:** 4090 Tile Ct  
**City:** Wellington  
**State:** NV **Zip:** 89444

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 077169-ARJ

Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

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