

DOUGLAS COUNTY, NV

2016-878103

RPTT:\$436.80 Rec:\$16.00

\$452.80 Pgs=3

03/14/2016 02:12 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1022-16-002-069

RPTT: \$436.80

Recording Requested By:

Western Title Company

Escrow No.: 077213-TEA

When Recorded Mail To:

Amos Beard

6203 Fresno Ave.

Richmond, Ca

94804

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

Traci Adams

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,

Margaret Y. Laing, a widow

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

Amos L. Beard Jr., a single 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 60, in Block K, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.

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

Dated: 01/18/2016

X Margaret Y. Laing
Margaret Y. Laing

STATE OF California

COUNTY OF Orange

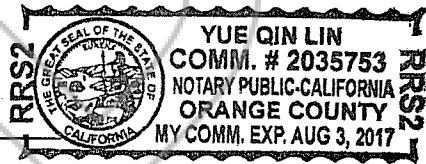
} ss

This instrument was acknowledged before me on

February 16, 2016

By Margaret Y. Laing.

[Signature]
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1022-16-002-069
 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: \$112,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$112,000.00
 Real Property Transfer Tax Due: \$436.80

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 *Margaret Y. Laing* Capacity *Agent*
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Margaret Y. Laing
 Address: 24001 Muirlands #267
 City: Lake Forest
 State: CA Zip: 92630

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Amos Beard
 Address: 6203 Fresno Ave.
 City: Richmond
 State: CA Zip: 94804

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

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

Esc. #: 077213-TEA

Address: Douglas Office
1513 Highway 395, Suite 101

City/State/Zip: Gardnerville, NV 89410

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