

DOUGLAS COUNTY, NV
RPTT:\$975.00 Rec:\$15.00
\$990.00 Pgs=2

2016-878124
03/15/2016 09:59 AM

TICOR TITLE - CARSON
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Stephen W. Schroeder
3550 Shadow Ln
Carson City, NV 89705

MAIL TAX STATEMENTS TO:

Stephen W. Schroeder
3550 Shadow Ln
Carson City, NV 89705

Escrow No. 1600530-DC1

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.: 1420-07-611-040
R.P.T.T. \$ 975.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Clifford John Garcia and Susan Jean Garcia, Trustees of the Garcia Family Trust dated 6-19-07, and Clifford John Garcia and Susan Jean Garcia (also known of record as Clifford J. Garcia and Susan J. Garcia, individually

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Stephen W. Schroeder, An Unmarried Man

all that real property situated in the County of DOUGLAS, State of Nevada, described as follows:

Lot 13, in Block C, of the final map of SUNRIDGE HEIGHTS PHASE 2, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 30, 1993 in Book 993, Page 6482 as Document No. 319089.

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

Clifford John Garcia and Susan Jean Garcia,
Trustees of the Garcia Family Trust dated 6-19-
07

Clifford John Garcia
Clifford John Garcia

Trustee and Clifford John Garcia individually

Susan Jean Garcia
Susan Jean Garcia

Trustee and Susan Jean Garcia individually

STATE OF Oregon
COUNTY OF Yamhill

} ss:

This instrument was acknowledged before me on, March 4, 2016
by Clifford John Garcia and Susan Jean Garcia, Trustees of the Garcia Family Trust dated 6-19-07 and
individually

Lisa Marie Scherpf
NOTARY PUBLIC



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 a) 1420-07-611-040
 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: \$250,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$250,000.00
 Real Property Transfer Tax Due: \$ 975.00

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 Clifford John Garcia Capacity TRUSTEE
 Signature Susan Jean Garcia Capacity trustee

<p>SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: <u>Clifford John Garcia and Susan Jean Garcia, Trustees of the Garcia Family Trust dated 6-19-07</u> Address: <u>712 N. Lincoln St.</u> <u>Lafayette, OR 97127</u> City, State, Zip</p>	<p>BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: <u>Stephen W Schroeder</u> Address: <u>3550 Shadow Lane</u> <u>CARSON CITY, NV 89705-8018</u> City, State Zip</p>
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COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow #: 1600530-DC1
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703