

DOUGLAS COUNTY, NV

2016-878776

RPTT:\$1419.60 Rec:\$16.00

\$1,435.60 Pgs=3

03/31/2016 09:49 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1420-29-711-003

RPTT: ~~\$1,419.22~~ / \$1,419.60

Recording Requested By:

Western Title Company

Escrow No.: 077860-TEA

When Recorded Mail To:

Arthur F. Kalena

Valentina Kalena

2872 Sierra Manor Drive

Minden NV

89423

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,

Timothy McFall and Kristen McFall, husband and wife as joint tenants

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

Arthur F. Kalena and Valentina Kalena, 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 Minden, County of Douglas State of Nevada bounded and described as follows:

**Lot 34, in Block B, as set forth on FINAL MAP OF SARATOGA SPRINGS ESTATES UNIT NO. 1, a Planned Unit Development, according to the map thereof, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 5, 1990, in Book 690, Page 525, as Document No. 227472.**

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

Dated: 02/17/2016

Tim McFall  
Timothy McFall

Kristen McFall  
Kristen McFall

STATE OF Nevada

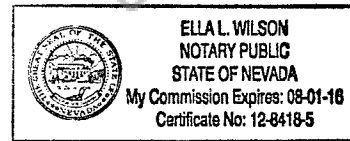
COUNTY OF Douglas } ss

This instrument was acknowledged before me on

March 8, 2016

By Timothy McFall and Kristen McFall.

Ella L. Wilson  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1420-29-711-003
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$363,900.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$363,900.00  
 Real Property Transfer Tax Due: ~~\$1,419.22~~ \$1,419.60

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

5. Partial Interest: Percentage being transferred: 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 [Signature] Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

**Print Name:** Timothy McFall and Kristen McFall  
**Address:** 4001 Reflection Court  
**City:** Naples  
**State:** FL **Zip:** 34109

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

**Print Name:** Arthur F. Kalena and Valentina Kalena  
**Address:** 2872 Sierra Manor Drive  
**City:** Minden  
**State:** NV **Zip:** 89423

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

**Print Name:** eTRCo, LLC. On behalf of Western Title Company  
**Address:** Douglas Office  
 1362 Highway 395, Ste. 109  
**City/State/Zip:** Gardnerville, NV 89410

**Esc. #:** 077860-TEA

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