

DOUGLAS COUNTY, NV  
RPTT:\$1049.10 Rec:\$18.00  
\$1,067.10 Pgs=5  
ETRCO, LLC  
KAREN ELLISON, RECORDER

2016-879584

04/19/2016 12:57 PM

APN#: 1220-21-810-035

RPTT: \$1,049.10

**Recording Requested By:**

Western Title Company

**Escrow No.: 078366-WLD**

**When Recorded Mail To:**

**Jesse Douglas Neil and Carolyn**

**Diane Neil**

**667 Joette Drive**

**Gardnerville, NV 89460**

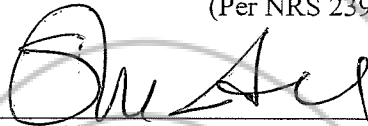
**Mail Tax Statements to: (deeds only)**

**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

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**Grant, Bargain, and Sale Deed**

**\*This Document being executed in Counter-part\***

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,

William Anthony Dornbrook, an unmarried man as to an undivided 50% interest and Roy Mitchell Dornbrook, an unmarried man as to an undivided 50% interest as tenants in common

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

Jesse Douglas Neil and Carolyn Diane Neil, 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 Gardnerville, County of Douglas State of Nevada bounded and described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 56 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, according to the map thereof, filed in the office of the Recorder of Douglas County, State of Nevada, on March 27, 1974, in Book 374, Page 876, Document No. 72456, Official Records.

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

Dated: 04/11/2016

W/A  
William Anthony Dornbrook  
R M  
Roy Mitchell Dornbrook

STATE OF Colorado } ss  
COUNTY OF Adams  
This instrument was acknowledged before me on  
April 14, 2016

By William Anthony Dornbrook and Roy Mitchell Dornbrook.

Brittany N. Joyce  
Notary Public

BRITTANY NICOLE JOYCE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20154045266  
MY COMM. EXP. NOVEMBER 19, 2019

*William Anthony Dornbrook*

William Anthony Dornbrook

Roy Mitchell Dornbrook

STATE OF CA

COUNTY OF Los Angeles } ss

This instrument was acknowledged before me on

April 13, 2016

By William Anthony Dornbrook and ~~Roy Mitchell Dornbrook~~ *B.H.*

See CA All-Purpose Ack.  
Notary Public  
*Benjamin Herrero, Notary Public*

**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 Los Angeles )

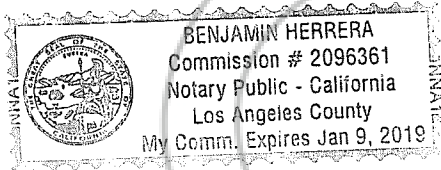
On April 13, 2016 before me, BENJAMIN HERRERA, Notary Public,  
*Date Here Insert Name and Title of the Officer*

personally appeared WILLIAM ANTHONY DORNBROOK  
*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 [Handwritten 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: Application for Visa Document Date: 4/13/2016

Number of Pages: 1 Signer(s) Other Than Named Above: X

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Ekaterina Nikitina

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: X

- 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) 1220-21-810-035
  - 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:	\$269,000.00
Deed in Lieu of Foreclosure Only (value of property)	( _____ )
Transfer Tax Value:	\$269,000.00
Real Property Transfer Tax Due:	\$1,049.10

- 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 Seller  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: William Anthony Dornbrook  
 Address: 10779 Woodbine Street #201  
 City: Los Angeles  
 State: CA Zip: 90034

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

Print Name: Jesse Douglas Neil and Carolyn Diane Neil  
 Address: 667 Joette Drive  
 City: Gardnerville  
 State: NV Zip: 89460

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. #: 078366-WLD