

DOUGLAS COUNTY, NV

2016-880390

RPTT:\$741.00 Rec:\$16.00

\$757.00 Pgs=3

05/05/2016 02:12 PM

FIRST CENTENNIAL - RENO

KAREN ELLISON, RECORDER

APN: 1420-07-717-022

Escrow No. 00218289 - 016 - 18

RPTT 741.00

When Recorded Return to:

Galin Lazaneo

1080 Julie Lane #98

So. Lake Tahoe, CA 96150

Mail Tax Statements to:

Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That
Hilma LeClaire, an unmarried woman

In consideration of \$10.00, the receipt of which is hereby acknowledged, do(es) hereby
Grant, Bargain, Sell and Convey to
Galin Lazaneo, a single man

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

See Exhibit A attached hereto and made a part hereof.

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

Witness my/our hand(s) this 19 day of April, 2016

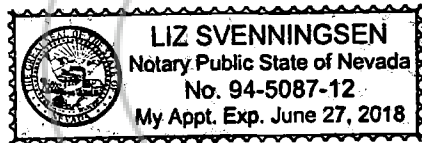
SPACE BELOW FOR RECORDER

Hilma LeClaire
Hilma LeClaire

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 4-19-16,
By Hilma LeClaire .

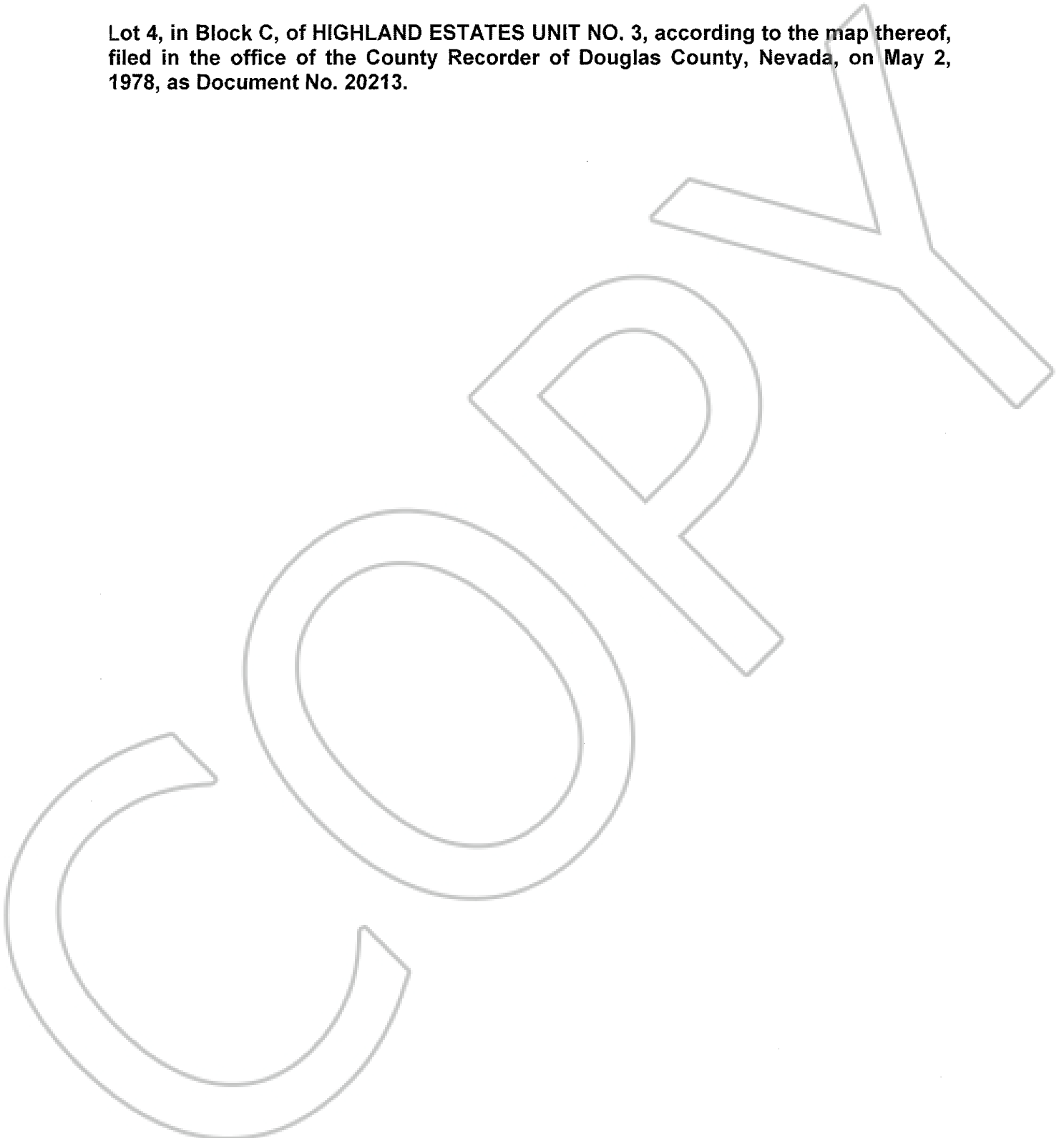
Liz Svenningsen
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

Lot 4, in Block C, of HIGHLAND ESTATES UNIT NO. 3, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on May 2, 1978, as Document No. 20213.



SPACE BELOW FOR RECORDER

1. APN: 1420-07-717-022

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 No.:	_____
Book:	Page: _____
Date of Recording:	_____
Notes:	_____

**STATE OF NEVADA
DECLARATION OF VALUE**

3. **Total Value/Sales Price of Property:** \$189,900.00

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: \$189,900.00

Real Property Transfer Tax Due: \$ 741.00

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 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 <u>Hilma LeClaire</u>	Capacity <u>Grantor</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <u>Hilma LeClaire</u>	Print Name: <u>Galin Lazaneo</u>
Address: <u>3478 Indian Drive</u>	Address: <u>1080 Julie Lane #98</u>
City/State/Zip: <u>Carson City, NV 89705</u>	City/State/Zip: <u>So. Lake Tahoe, CA 96150</u>

COMPANY REQUESTING RECORDING

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00218289-016</u>
Address: <u>704 West Nye Lane, Suite 101 Carson City, NV 89703</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)