

DOUGLAS COUNTY, NV
RPTT:\$1154.40 Rec:\$15.00
\$1,169.40 Pgs=2
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2016-880818

05/13/2016 02:50 PM

WHEN RECORDED MAIL TO:
Ryan Patrick Graber
1365 Brooke Way
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
Ryan Patrick Graber
same as above

Escrow No. 1601602-RLT

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.: 1320-33-817-027
R.P.T.T. \$1,154.40

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

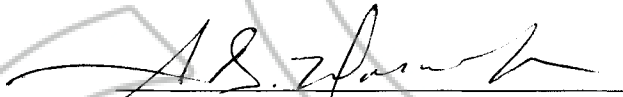
THIS INDENTURE WITNESSETH: That James D. Wosnak, A married man, as his sole and separate property

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Ryan P. Graber, a married man as his sole and separate property

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

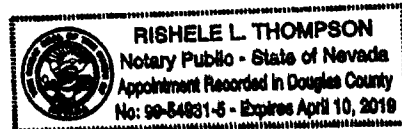

James D. Wosnak

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 5/11/16
by James D. Wosnak


NOTARY PUBLIC



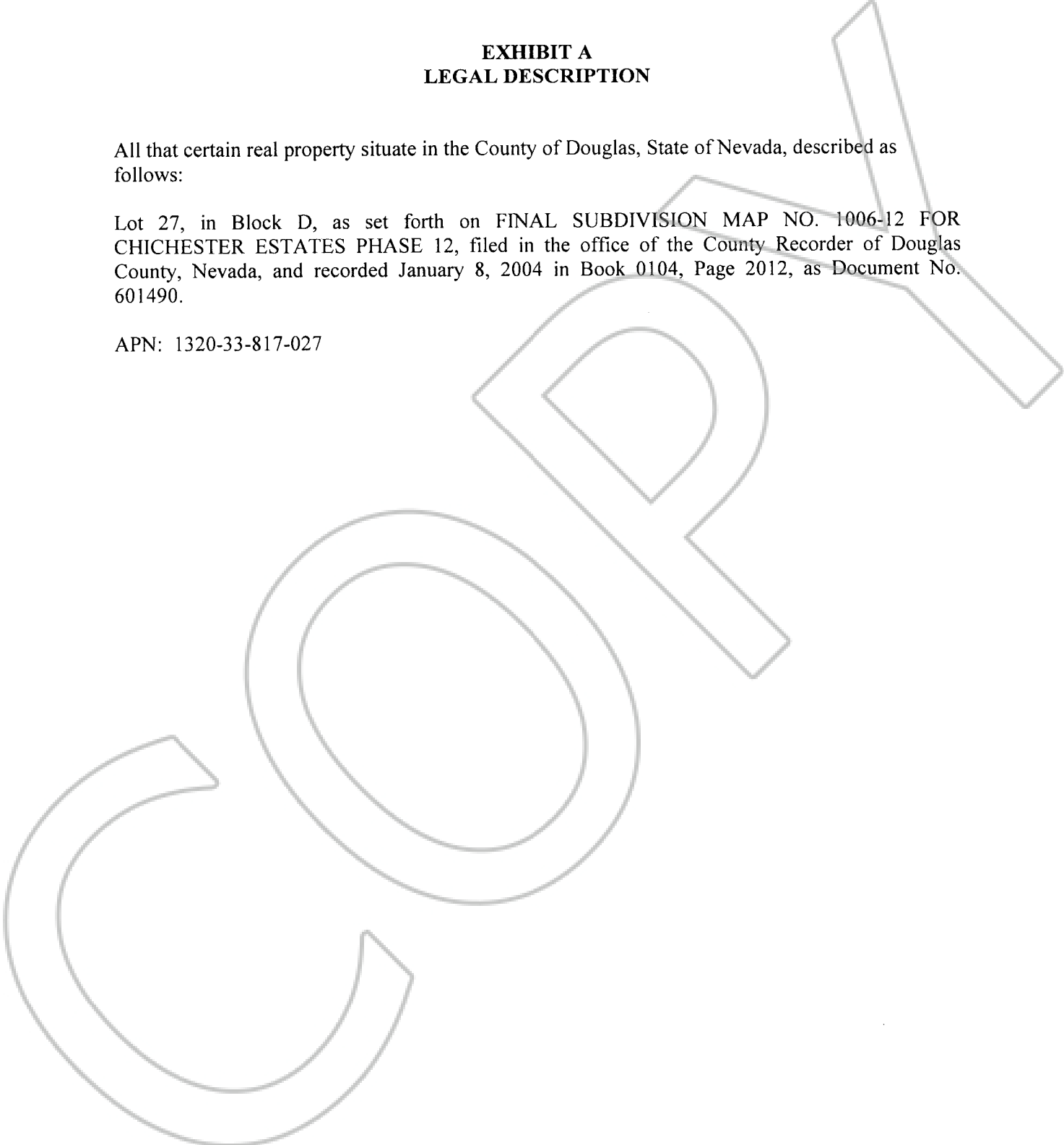
Escrow No. 1601602-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 27, in Block D, as set forth on FINAL SUBDIVISION MAP NO. 1006-12 FOR CHICHESTER ESTATES PHASE 12, filed in the office of the County Recorder of Douglas County, Nevada, and recorded January 8, 2004 in Book 0104, Page 2012, as Document No. 601490.

APN: 1320-33-817-027



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1320-33-817-027
- 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:

Deed in Lieu of Foreclosure Only (value of property) \$296,000.00
 \$ _____
 Transfer Tax Value \$296,000.00
 Real Property Transfer Tax Due: \$1,154.40

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 [Signature] Capacity grantor
 Signature _____ Capacity _____

**SELLER (GRANTOR)
 INFORMATION**

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: James D. Wosnak Print Name: Ryan P. Graber
 Address: PO BOX 4025 Address: 1365 BROOKE WAY
Stateline, NV 89449 GARDNERVILLE, NV 89410
 City, State, Zip City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1601602-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410