

DOUGLAS COUNTY, NV
RPTT:\$312.00 Rec:\$16.00
\$328.00 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2016-881151
05/23/2016 02:02 PM

APN#: 1022-15-001-100
RPTT: \$312.00

Recording Requested By:

Western Title Company
Escrow No.: 079977-WLD

When Recorded Mail To:

J & S Company Investments, LLC,
a Nevada limited liability company
P.O. Box 392
Wellington, NV 89444

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

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,

Jessie Joan Roripaugh, also known as Joan J. Roripaugh or Joan Roripaugh, a widow

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

J & S Company investments, LLC, a Nevada limited liability company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Wellington, 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 4 in Block V as shown on the map of TOPAZ RANCH ESTATES UNIT NO.4, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.

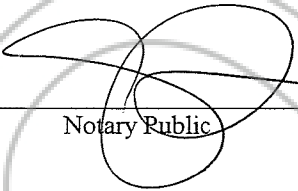
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 05/18/2016

Jessie Joan Roripaugh
 Jessie Joan Roripaugh
Joan J. Roripaugh
 Joan J. Roripaugh
Joan Roripaugh
 Joan Roripaugh

STATE OF Nevada }
 COUNTY OF Douglas } ss
 This instrument was acknowledged before me on
May 23, 2016

By Jessie Joan Roripaugh, Joan J. Roripaugh, Joan Roripaugh.



 Notary Public

WENDY DUNBAR
 Notary Public - State of Nevada
 Appointment Recorded in Douglas County
 No: 02-78065-5 - Expires December 16, 2019

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1022-15-001-100

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: \$80,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$80,000.00
 Real Property Transfer Tax Due: \$312.00

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

5. Partial Interest: Percentage being transferred: 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 Jessie Joan Roripaugh Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Jessie Joan Roripaugh
Address: 1400 Topaz Ranch Drive
City: Wellington
State: NV **Zip:** 89444

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: J & S Company Investments, LLC, a Nevada limited liability company
Address: P.O. Box 392
City: Wellington
State: NV **Zip:** 89444

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company Esc. #: 079977-WLD
Address: Douglas Office
 1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410

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