

DOUGLAS COUNTY, NV

2016-881437

RPTT:\$370.50 Rec:\$17.00

\$387.50 Pgs=4

05/31/2016 10:40 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1320-30-710-028

RPTT: \$370.50

Recording Requested By:

Western Title Company

Escrow No.: 080450-WLD

When Recorded Mail To:

Mary G. Clair

937 7th Street #10

Santa Monica, CA 90403

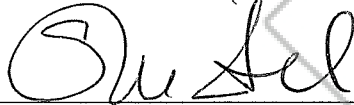
Mail Tax Statements to: (deeds only)

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



Sherry Ackermann

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,

William F. Clair, an unmarried man who acquired title as a married man as his sole and separate property

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

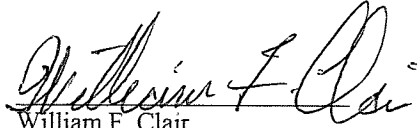
Mary G. Clair, an unmarried woman

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:

See attached Exhibit A

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

Dated: 05/25/2016


William F. Clair


STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

May 25, 2010

By William F. Clair.


Notary Public

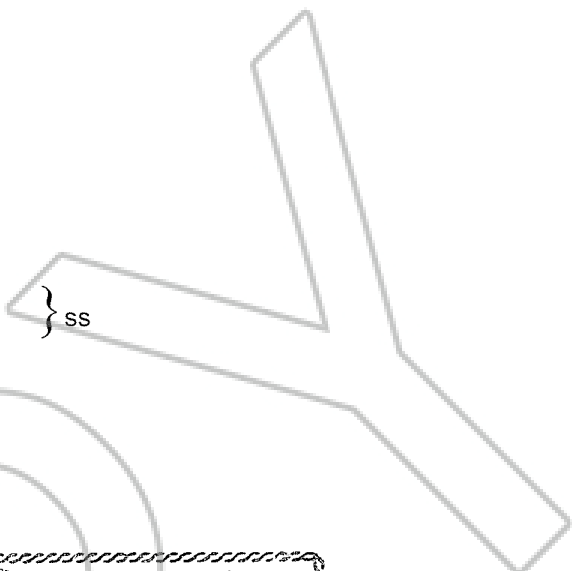
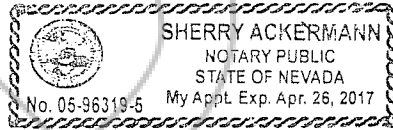


EXHIBIT "A"

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

PARCEL 1;

Unit 27, as shown on the Planned Unit Development Map (PD 03-005) for MINDEN TOWNHOMES, filed in the office of the Douglas County Recorder on February 2, 2004 as File No. 603448.

PARCEL 2:

An undivided 1/31st interest in the common elements shown on the above mentioned Planned Unit Development Map and as set forth in the Declaration of Covenants, Conditions, and Restrictions for MINDEN TOWNHOMES, recorded November 5, 2003 in Book 1103, Page 2633, Document No. 604005.

PARCEL 3:

An exclusive easement for the use and enjoyment of the Limited Common Elements appurtenant to Parcel One, described above, as shown on the above mentioned Planned Unit Development Map and as set forth in the above mentioned Declaration and Amended and Restated Declaration.

Assessor's Parcel Number(s):
1320-30-710-028

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-30-710-028

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: \$94,873.73
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$94,873.73
 Real Property Transfer Tax Due: \$370.50

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 William F. Clair Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: William F. Clair
 Address: 1678 N Hwy 395 #27
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Mary G. Clair
 Address: 937 7th Street #10
 City: Santa Monica
 State: CA Zip: 90403

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. #: 080450-WLD

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