

APN#: 1220-12-210-032  
RPTT: 2,067.00

DOUGLAS COUNTY, NV  
RPTT:\$2067.00 Rec:\$16.00  
\$2,083.00 Pgs=3  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2016-881525**

**05/31/2016 03:09 PM**

Recording Requested By:  
Western Title Company  
Escrow No.: 079254-ARJ

When Recorded Mail To:  
Richard Ostaggi  
240 Knight Dr  
San Rafael, CA 94901

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 Michelle Simpson  
Michelle Simpson Escrow Assistant

**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,

George L Rohwer and Lou Anne Rohwer, husband and wife as joint tenants

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

Richard Ostaggi, a Single Man

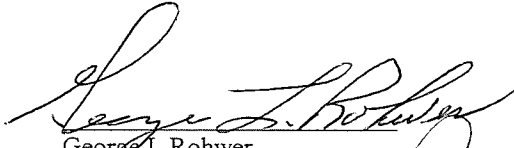
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

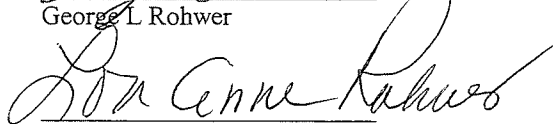
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 5-A as set forth on Parcel Map LDA 99-044 for Alton A. & Susan L. Anker and Harry and Billie Tedsen, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 1, 1999, in Book 1299, Page 144, as Document No. 481793, 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: 05/17/2016

  
George L Rohwer

  
Lou Anne Rohwer

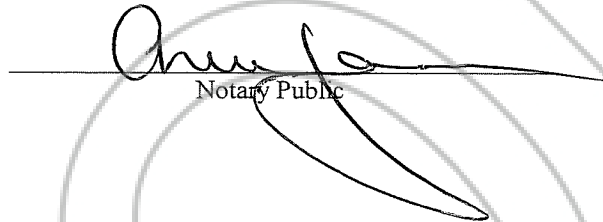
STATE OF Nevada

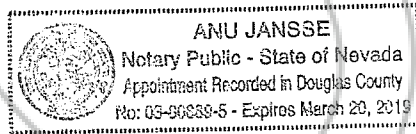
COUNTY OF Douglas } ss

This instrument was acknowledged before me on

May 31, 2010

By George L Rohwer and Lou Anne Rohwer.

  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1220-12-210-032

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:	\$530,000.00
Deed in Lieu of Foreclosure Only (value of property)	( _____ )
Transfer Tax Value:	\$530,000.00
Real Property Transfer Tax Due:	\$2,067.00

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 M. Simpson Capacity Escrow Assistant  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

**Print Name:** George L Rohwer and Lou Anne Rohwer  
**Address:** 1329 HWY 395, Ste 10 PMB #124  
**City:** Gardnerville  
**State:** NV **Zip:** 89410

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

**Print Name:** Richard Ostaggi  
**Address:** 240 Knight Dr  
**City:** San Rafael  
**State:** CA **Zip:** 94901

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. #: 079254-ARJ