

DOUGLAS COUNTY, NV

2016-881910

RPTT:\$682.50 Rec:\$17.00

\$699.50 Pgs=4

06/06/2016 02:54 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1220-21-810-253

RPTT: \$682.50

Recording Requested By:

Western Title Company

Escrow No.: 080379-CKL

When Recorded Mail To:

J. Wilcox, LLC, a Nevada limited
liability company

6770 S McCarran Blvd #202

Reno, NV 89509

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


Cindy Locker/EO

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,

Richard D. Ray, an unmarried man

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

J. Wilcox, 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 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:

Lot 267, as shown on the map of GARDNERVILLE RANCHOS UNIT NO.7, filed for record in the office of the County Recorder of Douglas County, Nevada on March 27, 1974, as Document No. 72456.

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

Dated: 05/31/2016

*Richard D Ray by Shawndyn Ray
AS his ATTORNEY IN FACT.*

Richard D. Ray
by Sharon Lynn Ray as his attorney in fact

STATE OF _____ }
COUNTY OF _____ } ss

This instrument was acknowledged before me on

By Sharon Lynn Ray as Power of Attorney for Richard D.
Ray.

Notary Public

SEE CALIFORNIA
ACKNOWLEDGMENT ATTACHED
DATE 6/16 INTL 04

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

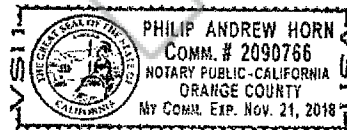
On June 3, 2016 before me, Philip Andrew Horn, Notary Public
(insert name and title of the officer)

personally appeared by Sharon Lynn Ray as power of attorney for Richard D. Ray, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Philip Horn (Seal)



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1220-21-810-253

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: \$175,000.00
Deed in Lieu of Foreclosure Only (value of property) (
Transfer Tax Value: \$175,000.00
Real Property Transfer Tax Due: \$682.50

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 _____ Capacity _____
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Richard D. Ray
Address: 22 Highpoint
City: Aliso Viejo
State: CA Zip: 92656

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: J. Wilcox, LLC, a Nevada limited liability company
Address: 6770 S McCarran Blvd #202
City: Reno
State: NV Zip: 89509

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
Address: McCarran Branch
6774 So. McCarran Blvd. Suite 102A
City/State/Zip: Reno, NV 89509

Esc. #: 080379-CKL