DOUGLAS COUNTY, NV

TICOR TITLE - RENO (MAIN)

KAREN ELLISON, RECORDER

RPTT:\$877.50 Rec:\$15.00

2016-886246

\$892.50 Pgs=2 08/17/2016 03:30 PM

WHEN RECORDED MAIL TO: TROY AARON MODISPACHER AMY YVONNE MODISPACHER 1380 Kittyhawk Ave.

Gardnerville, NV 89410

MAIL TAX STATEMENTS TO: SAME AS ABOVE

Escrow No. 1603750-AE

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.: 1220-21-810-253

R.P.T.T. \$877.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That J. WILCOX LLC, a Nevada Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to TROY AARON MODISPACHER and AMY YVONNE MODISPACHER, husband and wife as joint tenants

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.

J WILCOX, LLC

STEVEN L. O'BRIEN

MANAGER

MARY ALICE R. ESCALANTE Notary Public - State of Nevada Appointment Recorded in Washoe County No: 92-2822-2 - Expires May 1, 2020

STATE OF NEVADA **COUNTY OF WASHOE**

Ss:

This instrument was acknowledged before me on August 16, 2016 by STEVEN L. O'BRIEN.

NOTARY PUBLIC

MARY ALICE R. ESCALANTE Notary Public - State of Nevada Appointment Recorded in Washoe County No: 92-2022-2 - Expires May 1, 2020

EXHIBIT A LEGAL DESCRIPTION

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 in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974 in Book 374, Page 676 as Document No. 72456.



Assessor Parcel Number(s) a) 220-21-810-253 b)		sor Parcal Numba	r(a)	ION OF VALUE FO		()
b) c) d) d) Comparison of the tax due plus interest at 1% per bother disparature due and penalty of 10% of the tax due plus interest at 1% penalty of 2 dedicational amount owed. Seller shall be jointly and severally liable for any additional amount owed. Seller shall be jointly and severally liable for any additional amount owed. Seller shall be jointly and severally liable for any additional amount owed. Seller shall be jointly and severally liable for any additional amount owed. Seller shall be jointly and severally liable for any additional amount owed. Seller shall be jointly and severally liable for any additional amount owed. Seller shall be jointly and severally liable for any additional amount owed. Seller shall be jointly and severally liable for any additional amount owed. Seller shall be jointly and severally liable for any additional amount owed. Seller shall be jointly and severally liable for any additional amount owed. Seller shall be jointly and severally liable for any additional amount owed. Seller shall be jointly and severally liable for any additional amount owed. Seller shall be jointly and severally liable for any additional amount owed. Seller shall be jointly and severally liable for any additional amount owed. Seller shall be jointly and severally liable for any additional amount owed. Seller shall be jointly and severally liable for any additional amount owed. Seller shall be jointly shall shall be jointly shall be j						\ \
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g) Agricultural h) Mobile Home Other St. Total Value/Sales Price of Property: \$224,900.00 Deed in Lieu of Foreclosure Only (value of property) \$224,900.00 Transfer Tax Value \$224,900.00 Real Property Transfer Tax Due: \$877.50 HExemption Claimed a. Transfer Tax Exemption, per NRS 375.090, Section b. Explain Reason for Exemption: % Partial Interest: Percentage being transferred: % the undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS (75.110, that the information provided is correct to the best of their information and belief, and can be upported 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 esult 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 iointly and severally liable for any additional amount owed. Gapacity Sellect Capacity Capacity Sellect Capacity Ca	c) 🗆					
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b. Explain Reason for Exemption: Partial Interest: Percentage being transferred:			emption.	per NRS 375,090, Se	ection	/
The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS (75.110, that the information provided is correct to the best of their information and belief, and can be upported by documentation if called upon to substantiate the information provided herein. Furthermore, the larties agree that disallowance of any claimed exemption, or other determination of additional tax due, may essult 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 SELLER (GRANTOR) INFORMATION (REQUIRED) (REQUIRED) (REQUIRED) (REQUIRED) Print Name: Troy Aaron Modispacher Address: 1370 KITTYHAWK AVENUE City, State, Zip COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer) Print Name: Ticor Title of Nevada, Inc. Address: 5441 Kietzke Lane, Suite 100			•	N	Conon	
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