

DOUGLAS COUNTY, NV
RPTT:\$877.50 Rec:\$15.00
\$892.50 Pgs=2
TICOR TITLE - RENO (MAIN)
KAREN ELLISON, RECORDER

2016-886246

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: 92-2822-2 - Expires May 1, 2020

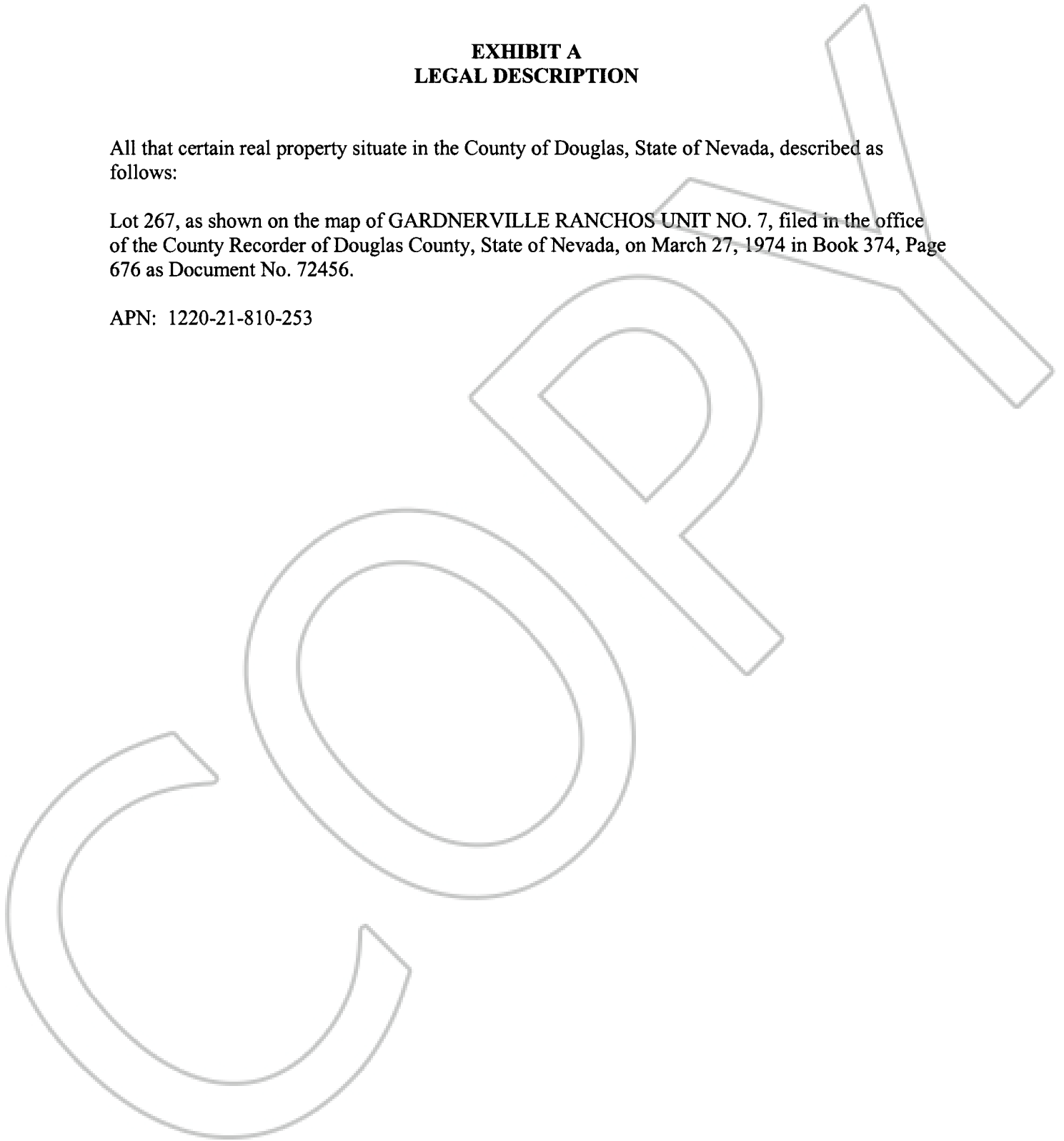
Escrow No. 1603750-AE

**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.

APN: 1220-21-810-253



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1220-21-810-253
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property:

\$224,900.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$224,900.00
 Real Property Transfer Tax Due: **\$ 877.50**

4. If Exemption Claimed

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

5. Partial Interest: Percentage being transferred: _____ %

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 [Signature] Capacity Seller
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: J. Wilcox, LLC
 Address: 1833 Camelback Dr
SPARKS NV 89434
 City, State, Zip

Print Name: Troy Aaron Modispacher
 Address: 1370 KITTYHAWK
AVENUE
GARDNERVILLE, NV
89410
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1603750-AE
 Address: 5441 Kietzke Lane, Suite 100
 City, State, Zip: Reno, NV 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

[Signature]