

DOUGLAS COUNTY, NV  
RPTT:\$1004.25 Rec:\$17.00  
\$1,021.25 Pgs=4  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2016-886413**

**08/22/2016 11:34 AM**

APN# : 1320-30-112-005  
RPTT: \$1,004.25

Recording Requested By:  
Western Title Company

Escrow No.: 082196-WLD

When Recorded Mail To:  
Philip Bice  
1307 Lauderdale Place  
Onalaska, WI 54650

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 \_\_\_\_\_

  
Wendy Dunbar

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,

Heidi L. Collins, Successor Trustee of The Lynne R. Niederhaus 1994 Trust dated April 12, 1994

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

Philip Bice, an unmarried man

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:

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

Unit No. 5, as set forth on the Final Map of WESTWOOD PARK NO. III, a Planned Unit Development, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 29, 1989, in Book 1189, in Page 3658, as Document No. 215633.

TOGETHER WITH an undivided 1/18th interest in and to the Common Area lying within the interior lines as set forth on Final Map of Westwood Park No. III, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 29, 1989, in Book 1189, in Page 3658, as Document No. 215633.

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

Dated: 08/15/2016

The Lynne R. Niederhaus 1994 Trust

Heidi L. Collins

By: Heidi L. Collins, Successor Trustee

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on

\_\_\_\_\_

By Heidi L. Collins.

\_\_\_\_\_

Notary Public

} ss

See Attached  
California Acknowledgment  
96.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

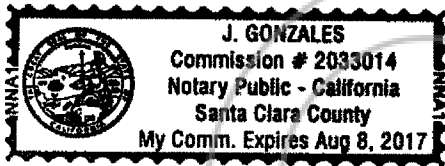
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Santa Clara )  
On 08/17/2016 before me, J. Gonzales  
Date Here Insert Name and Title of the Officer  
personally appeared Heidi Lee Collins  
Name(s) of Signer(s)

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 J. Gonzales  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant, Bargain and Sale Deed Document Date: 08/15/2016  
Number of Pages: 1 Signer(s) Other Than Named Above: NA

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Heidi Lee Collins  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: Self

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1320-30-112-005

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: \$257,500.00  
 Deed in Lien of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$257,500.00  
 Real Property Transfer Tax Due: \$1,004.25

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 Heidi L. Collins Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Heidi L. Collins, Successor Trustee of The Lynne R. Niederhaus 1994 Trust dated April 12, 1994  
 Address: 2431 Cottle Avenue  
 City: San Jose  
 State: CA Zip: 95125

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Philip Bice  
 Address: 1307 Lauderdale Place  
 City: Onalaska  
 State: WI Zip: 54650

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. #: 082196-WLD