

APN#: 1220-12-310-031
RPTT: 1,033.50


Recording Requested By:
Western Title Company
Escrow No.: 081411-ARJ

When Recorded Mail To:
Patrick C Donovan
Elizabeth A Fredell
1876 Pinenut Rd.
Gardnerville, NV 89410

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 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,

Caleb C. Kruger and Stacy M. Kruger, husband and wife and Edward M. Ward, unmarried man all as joint tenants

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

Patrick C Donovan, an Unmarried Man and Elizabeth A Fredell, an Unmarried Woman as Joint Tenants


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:

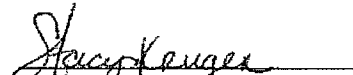
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:


Lot 25, as shown on the map of PINENUT SUBDIVISION, UNIT NO. 1, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 11, 1963, in Book 1 of Maps, as Document No. 22783.

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

Dated: 08/09/2016


Caleb C. Kruger

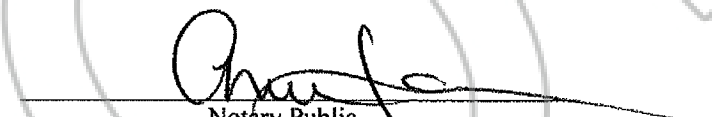

Stacy M. Kruger

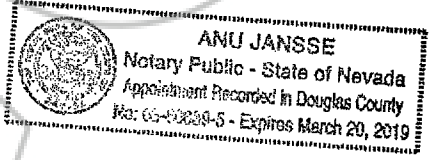

Edward M. Ward

STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on

August 10, 2016

By Caleb C. Kruger, Stacy M. Kruger and Edward M. Ward


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1220-12-310-031

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: \$265,000.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$265,000.00
Real Property Transfer Tax Due: \$1,033.50

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 M. Supson Capacity Escrow Assistant
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Caleb C. Kruger and Stacy M. Kruger
Address: P.O. Box 1563
City: Gardnerville
State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Patrick C Donovan and Elizabeth A Fredell
Address: 1876 Pinenut Rd
City: Gardnerville
State: NV Zip: 89410

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. #: 081411-ARJ