

DOUGLAS COUNTY, NV

2016-887636

RPTT:\$0.00 Rec:\$16.00

09/15/2016 03:48 PM

\$16.00 Pgs=3

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E11

WHEN RECORDED MAIL TO:

William R. Allen
Angelina L. Allen
1820 Sterling Ranch Road
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 1604055-RLT

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.: 1420-31-000-002

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$ 0

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CHRISTINA W. LOVATO, Manager of the Reorganized Debtor of the consolidated bankruptcy estates of Tim E. Bertagnolli and T.E. Bertagnolli & Associates, Inc., Case No. BK-N-15-50214-GWZ

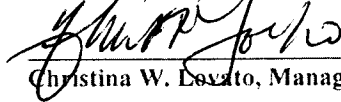
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to William R. Allen and Angelina L. Allen, Husband and Wife, as **joint tenants**

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.

CHRISTINA W. LOVATO, Manager of the
Reorganized Debtor
of the consolidated bankruptcy estates of
Tim E. Bertagnolli and T.E. Bertagnolli &
Associates, Inc., Case No. BK-N-15-50214-GWZ



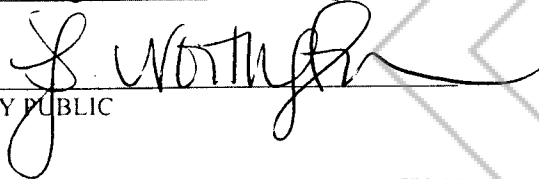
Christina W. Lovato, Manager

STATE OF NEVADA
COUNTY OF Washoe


} ss:

September 14, 2016

This instrument was acknowledged before me on ,
by CHRISTINA W. LOVATO, Manager of the Reorganized Debtor
of the consolidated bankruptcy estates of
Tim E. Bertagnolli and T.E. Bertagnolli & Associates, Inc., Case No. BK-N-15-50214-
GWZ



NOTARY PUBLIC

 D. NORTINGTON
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF LYON
No. 16-1016-12 MY APPT. EXPIRES DECEMBER 16, 2019

Escrow No. 1604055-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

All that certain lot, piece, parcel or portion of land situate, lying and being within the SE 1/4 of Section 30 and the NE 1/4 of Section 31, Township 14 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

Parcel B of Parcel Map #2043 for Alan and Caralee White, filed for record in the Office of the Recorder of Douglas County, Nevada on June 20, 1997, Book 697, Page 4161, as Document No. 415532.

EXCEPTING therefrom all minerals, oil, gas and other hydrocarbons as granted to Stock Petroleum Co, Inc., in Document recorded March 13, 1980, in Book 380, as Page 1315, as Document No. 42577.

APN: 1420-31-000-002

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 a) 1420-31-000-002
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|--|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

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

3. Total Value/Sales Price of Property: \$230,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$230,000.00
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed
 a. Transfer Tax Exemption, per NRS 375.090, Section 11
 b. Explain Reason for Exemption: Bankruptcy Act

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: GRANTOR Manager
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>CHRISTINA W. LOVATO, Manager of the Reorganized Debtor of the consolidated bankruptcy estates of Tim E. Bertagnolli and T.E. Bertagnolli & Associates, Inc., Case No. BK-N-15-50214-GWZ</u>	Print Name: <u>William R. Allen/Angelina L. Allen</u>
Address: <u>PO BOX 18417</u> <u>Reno, NV 89511</u>	Address: <u>1820 Sterling Ranch Road</u> <u>Gardnerville, NV 89410</u>
City, State, Zip	City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow #: 1604055-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410
 AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED