

DOUGLAS COUNTY, NV  
RPTT:\$741.00 Rec:\$17.00  
\$758.00 Pgs=4  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2016-887668**  
09/16/2016 01:29 PM

APN# : 1320-32-801-010

RPTT: \$741.00

Recording Requested By:  
Western Title Company

Escrow No.: 082242-WLD

When Recorded Mail To:

Margaret Zane

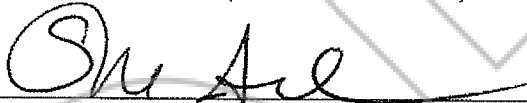
P.O. Box 11925

Reno, NV 89510

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

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**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,

Richard K. Thielmann and Stacy A. Saucedo, husband and wife as joint tenants

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

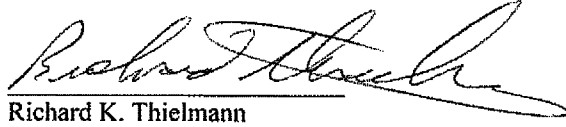
Margaret Zane, a married woman as her sole and separate property

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:

See attached Exhibit A

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

Dated: 08/31/2016

  
Richard K. Thielmann

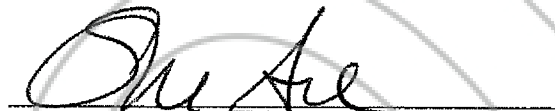
  
Stacy A. Saucedo

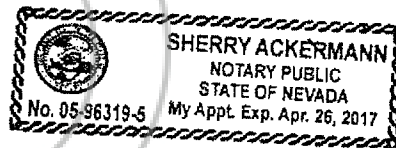
STATE OF Nevada } SS  
COUNTY OF Douglas

This instrument was acknowledged before me on

September 9, 2016

By Richard K. Thielmann and Stacy A. Saucedo.

  
Notary Public



**EXHIBIT "A"**

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

**Parcel 6C on that certain Parcel Map for Charles and Rae Clinesmith, a division of Lot 6 of Valley Subdivision, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on December 11, 1986 in Book 1286 at Page 1488 as Document No. 146570 of Official Records, Douglas County.**

**Together with an undivided 1/4 interest in and to that portion designated as "Common Area" as shown on said map for Charles and Rae Clinesmith recorded in the Official Records of Douglas County, Nevada, on December 11, 1986 in Book 1286 at Page 1488 as Document No. 146570.**

**Assessor's Parcel Number(s):  
1320-32-801-010**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1320-32-801-010

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: \$190,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$190,000.00  
 Real Property Transfer Tax Due: \$741.00

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 Richard K. Thielmann Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

Print Name: Richard K. Thielmann and Stacy A. Saucedo  
 Address: 1174 Cottonwood Street  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Margaret Zane  
 Address: P.O. Box 11925  
 City: Reno  
 State: NV Zip: 89510

**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. #: 082242-WLD