

DOUGLAS COUNTY, NV

2016-887978

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

09/23/2016 11:58 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

E03

APN# : 1420-07-610-014

RPTT: \$0.00

Recording Requested By:

Western Title Company

Escrow No.: 082837-WLD

When Recorded Mail To:

Diane Marie McWithey, Successor

Trustee of The Joseph E. Sedminik
Trust

1402 NE 151st Ave.

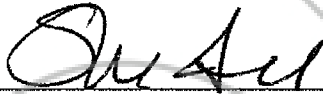
Vancouver, WA 98684

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,

Diane Marie McWithey petitioner of the estate of Joseph E. Sedminik pursuant to Order for Summary Administration; for Issuance of Letters Testamentary; Order Allowing Transfer of Title, Case No. 16-PB-0097, filed in the Ninth Judicial District Court of the State of Nevada in And for the County of Douglas on September 16, 2016 recorded concurrently herewith

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

Diane Marie McWithey, Successor Trustee of the Joseph E. Sedminik Trust dated August 30, 2005

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, 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 12 in Block A as shown on the Official Map of SUNRIDGE HEIGHTS UNIT NO. 1, PHASE A, filed for record in the office of the County Recorder of Douglas County, Nevada, on December 15, 1982, in Book 1282, Page 999, as Document No. 74054.

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

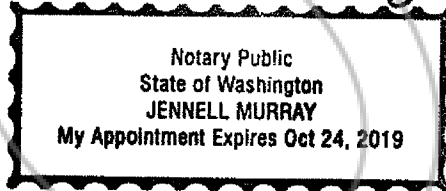
Dated: 09/20/2016

The Estate of Joseph E. Sedminik, deceased
Diane Marie McWithey
By: Diane Marie McWithey, Personal Representative

STATE OF Washington }
COUNTY OF Clark } ss
This instrument was acknowledged before me on
September 20, 2014

By Diane Marie McWithey.

Jennell Murray
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-07-610-014

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: \$ 0
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 0
 Real Property Transfer Tax Due:

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section #3
- b. Explain Reason for Exemption: transferring title to trust no consideration, pursuant to order

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 On Esc Capacity Escrow
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

Print Name: The Estate of Joseph E. Sedminik,
 deceased
 Address: 1402 NE 151st Ave.
 City: Vancouver
 State: WA Zip: 98684

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name: The Joseph E. Sedminik Trust
 Address: 1402 NE 151st Ave.
 City: Vancouver
 State: WA Zip: 98684

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. #: 082837-WLD