

DOUGLAS COUNTY, NV
RPTT:\$1014.00 Rec:\$15.00
\$1,029.00 Pgs=2
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2016-888174

09/26/2016 03:22 PM

WHEN RECORDED MAIL TO:
Andrew Joseph Guerrero
Kathleen Karel Guerrero
11157 Ragan Way
Grass Valley, CA 95949

MAIL TAX STATEMENTS TO:
Same as Above
11157 Ragan Way

Grass Valley, CA 95949

Escrow No. 1604481-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.: 122021110025
R.P.T.T. \$1,014.00

SPACE ABOVE FOR RECORDER'S USE ONLY

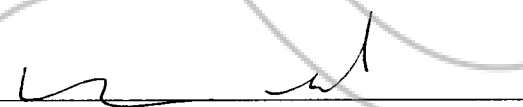
GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Wanda Valland, a single woman as her sole and separate property

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Andrew Joseph Guerrero and Kathleen Karel Guerrero, husband and wife as joint tenants
Jr.

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

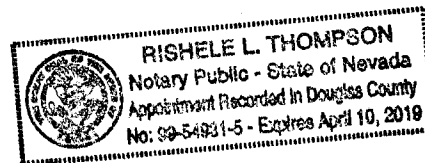
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.


Wanda Valland

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on, 9/22/16
by Wanda Valland


NOTARY PUBLIC



Escrow No. 1604481-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 52 as shown on the Final Map of TILLMAN ESTATES, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 12, 1994, in Book 494 Page 2192, as Document No. 334956.

APN: 122021110025



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 122021110025
- b) _____
- c) _____
- d) _____

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
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$260,000.00
 \$ _____
 Transfer Tax Value \$260,000.00
 Real Property Transfer Tax Due: \$1,014.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 _____ Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Wanda Valland

Print Name: Andrew Joseph Guerrero/Kathleen Karel Guerrero

Address: P.O. box 49
Ossineja IA 52161
 City, State, Zip

Address: 11157 Ragan Way
Grass Valley, CA 95949
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1604481-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410