

DOUGLAS COUNTY, NV **2016-889143**  
RPTT:\$1872.00 Rec:\$15.00  
\$1,887.00 Pgs=2 10/14/2016 12:34 PM  
FIRST CENTENNIAL - RENO  
KAREN ELLISON, RECORDER

APN: 1318-23-310-047

Escrow No. 00222151 - 016 - 17  
RPTT 1,872.00  
When Recorded Return to:  
**Romualdo Reyes**  
1780 Oakwood Drive  
Minden, NV 89423  
Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged,  
Albert Bauer and Elizabeth Bauer, Husband and Wife, as Joint Tenants

do(es) hereby Grant, Bargain, Sell and Convey to  
Romualdo Reyes, a single man and Jewel  
Vaudine Stephenson, a widow as Joint Tenants

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

See Exhibit A attached hereto and made a part hereof.

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

Witness my/our hand(s) this 12 day of October, 2016


Albert Bauer  
Albert Bauer

Elizabeth Bauer  
Elizabeth Bauer

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 10-12, 2016,  
by Albert Bauer and Elizabeth Bauer

Dena Reed  
NOTARY PUBLIC

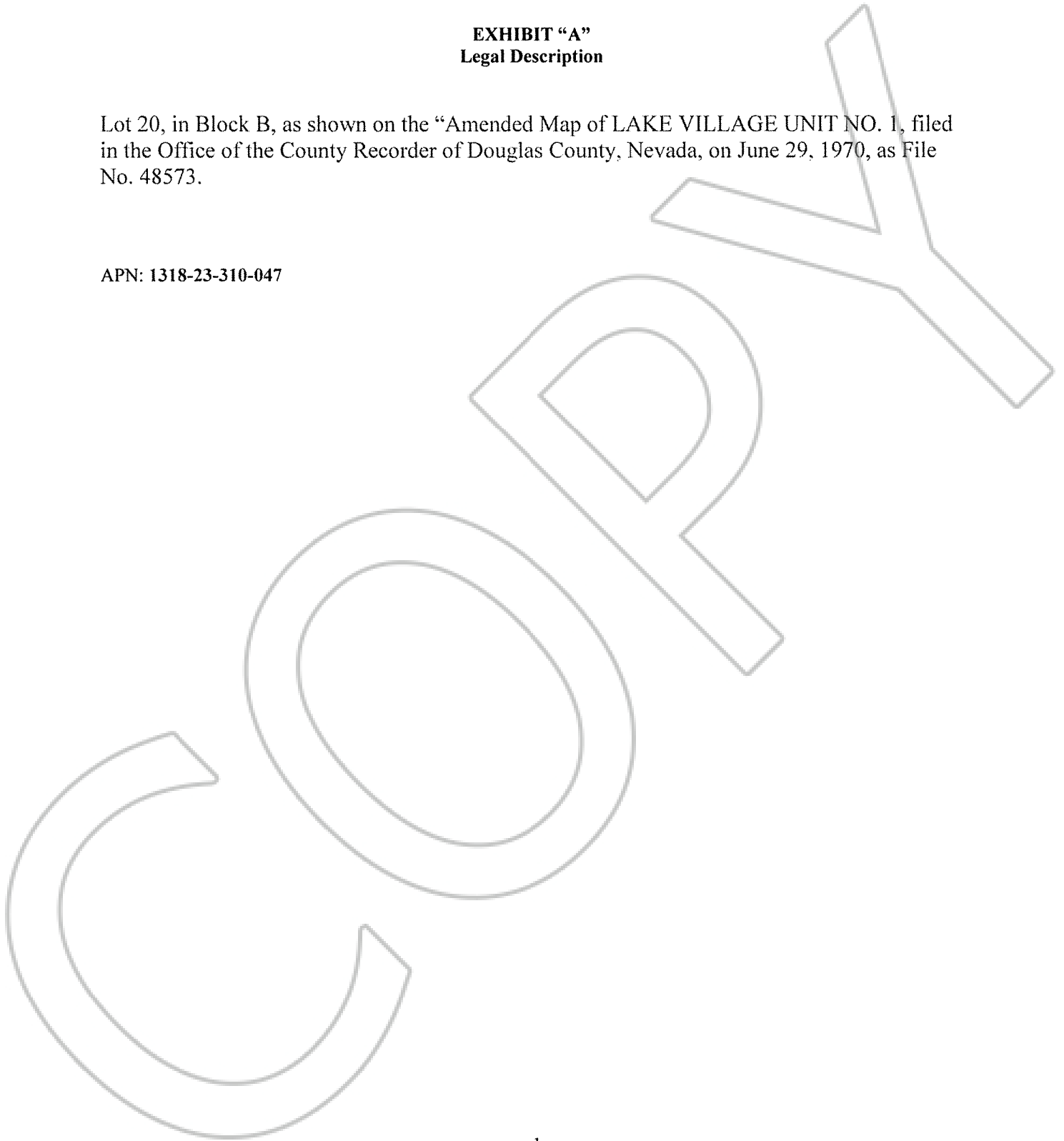
 **DENA REED**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 03-80676-5 - Expires March 14, 2019

SPACE BELOW FOR RECORDER

**EXHIBIT "A"**  
**Legal Description**

Lot 20, in Block B, as shown on the "Amended Map of LAKE VILLAGE UNIT NO. 1, filed in the Office of the County Recorder of Douglas County, Nevada, on June 29, 1970, as File No. 48573.

APN: 1318-23-310-047



1. APN: 1318-23-310-047

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 No.:	
Book:	Page:
Date of Recording:	
Notes:	

**STATE OF NEVADA  
DECLARATION OF VALUE**

3. **Total Value/Sales Price of Property:** \$480,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$480,000.00  
 Real Property Transfer Tax Due: \$ 1,872.00

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 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 <u>Albert Bauer</u>	Capacity <u>grantor</u>
Signature _____	Capacity <u>grantee</u>
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: <u>Albert Bauer and Elizabeth Bauer</u>	Print Name: <u>Romualdo Reyes, and Vaudine Stephantson</u>
Address: <u>46 Delaware Avenue</u>	Address: <u>1780 Oakwood Drive</u>
City/State/Zip: <u>Lambertville, NJ 08530</u>	City/State/Zip: <u>Minden, NV 89423</u>

**COMPANY REQUESTING RECORDING**

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00222151-016dr</u>
Address: <u>896 West Nye Lane, Suite 104 Carson City, NV 89703</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)