

DOUGLAS COUNTY, NV **2016-889252**
RPTT:\$1365.00 Rec:\$16.00
\$1,381.00 Pgs=3 10/17/2016 01:41 PM
ETRCO, LLC
KAREN ELLISON, RECORDER

APN# : 1220-24-302-019
RPTT: ~~\$1,364.00~~ \$1,365.00

Recording Requested By:
Western Title Company

Escrow No.: 083085-TEA
When Recorded Mail To:
John Schuler
696 Pinto Circle
Gardnerville, NV 89410

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 _____

Traci Adams

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,

Kristine Kay Theilen, a widow

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

John Schuler, a married man as his sole and seperate 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:

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

Being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B.&M., described as follows:

Commencing at the West 1/4 corner of Section 24, Township 12 North, Range 20 East, M.D.B.&M.; thence South 660 feet; thence East 1295 feet; thence North 282.86 feet to the TRUE POINT OF BEGINNING; thence West 305 feet; thence North 141.43 feet; thence East 305 feet; thence South 141.43 feet to the TRUE POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain Joint Tenancy Deed recorded in the office of the County Recorder of Douglas County, Nevada on October 13, 1977, in Book 1077, Page 1098 as Document No. 14146, of Official Records, Said document was re-recorded on November 7, 1977, in Book 1177, Page 415 as Document No. 14759, Official Records of Douglas County, Nevada.

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

Dated: 09/21/2016

Kristine Kay Theilen
Kristine Kay Theilen

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

9/29/16

By Kristine Kay Theilen.

[Signature]
Notary Public

} ss



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 1220-24-302-019

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: \$350,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$350,000.00
 Real Property Transfer Tax Due: \$1,365.00

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 Kristine Kay Theilen Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Kristine Kay Theilen
 Address: 5400 Ygnacio Drive
 City: Sacramento
 State: CA Zip: 95842

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: John Schuler
 Address: 696 Pinto Circle
 City: Gardnerville
 State: NV Zip: 89410

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. #: 083085-TEA