

DOUGLAS COUNTY, NV

2016-889776

RPTT:\$924.30 Rec:\$16.00

\$940.30 Pgs=3

10/27/2016 03:14 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Victor H Froberg III
733 Robin Drive
Gardnerville, Nv 89460

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 1605176-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.: 1220-22-210-003

R.P.T.T. \$ 924.30

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Daniel Thornton and Sandy Thornton , husband and wife
as joint tenants with right of survivorship.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to Victor H. Froberg, III, an unmarried man.

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.

Daniel Thornton
Daniel Thornton

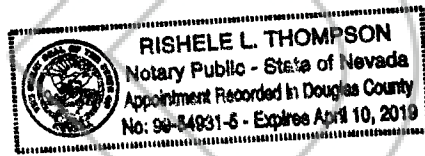
Sandy Thornton
Sandy Thornton

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 10/20/16
by Daniel Thornton and Sandy Thornton

Ron
NOTARY PUBLIC



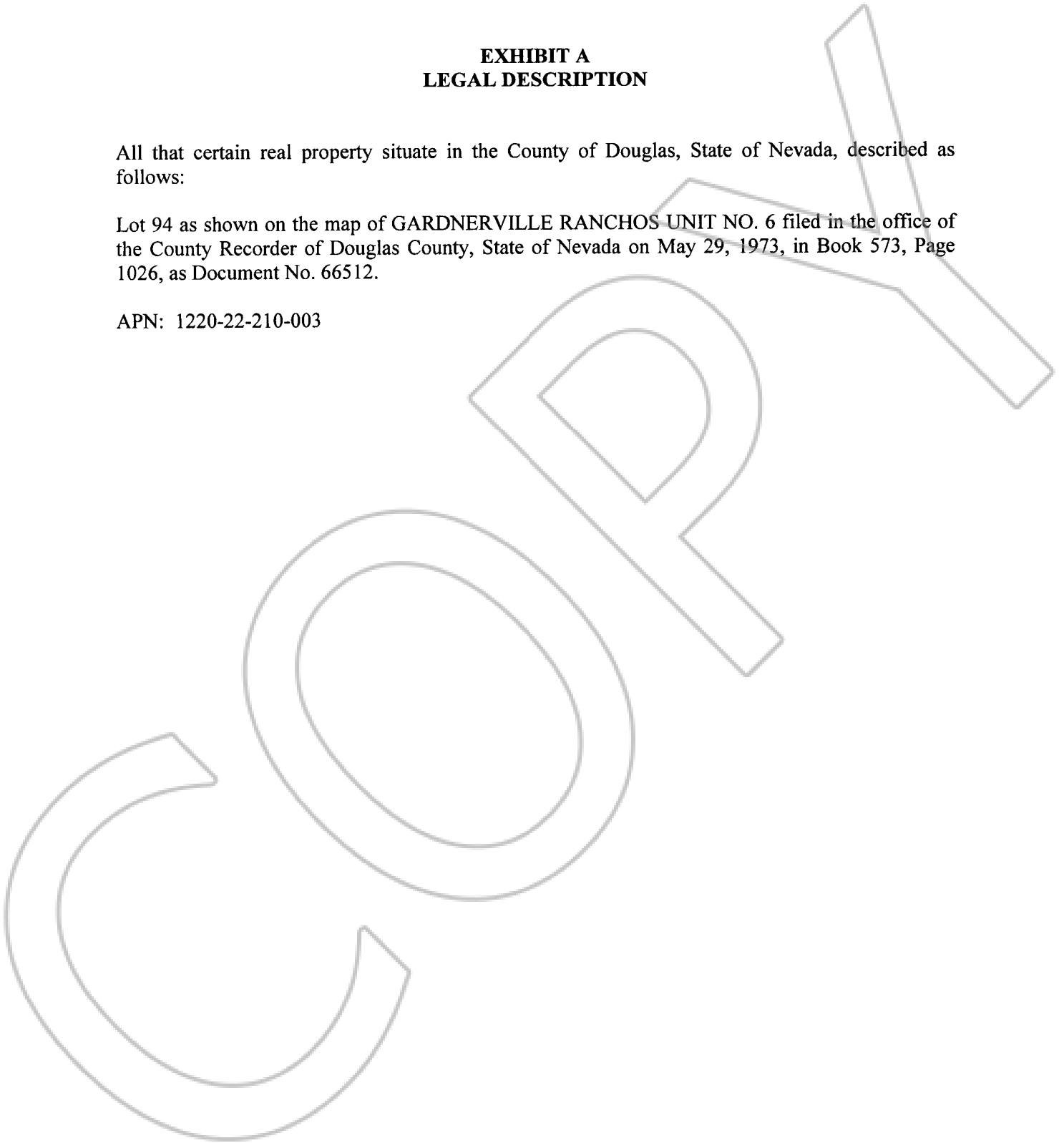
Escrow No. 1605176-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 94 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6 filed in the office of the County Recorder of Douglas County, State of Nevada on May 29, 1973, in Book 573, Page 1026, as Document No. 66512.

APN: 1220-22-210-003



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1220-22-210-003
- 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) \$237,000.00
 \$ _____)
 Transfer Tax Value \$237,000.00
 Real Property Transfer Tax Due: \$ 924.30

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 [Signature] Capacity Grantor
 Signature [Signature] Capacity Grantor

SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: <u>Daniel Thornton and Sandy Thornton</u>	Print Name: <u>Victor H. Froberg III</u>
Address: <u>PO BOX 6194</u>	Address: <u>733 Robin Drive</u>
<u>Gardnerville, NV 89460</u>	<u>Gardnerville, NV 89460</u>
City, State, Zip	City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1605176-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410